HOBBS
PROPERTY AGENTS
£425,000
Lark Rise
Brimsham Park, Yate, BS37 7PJ

PROPERTY SUMMARY

The ground floor offers a welcoming entrance porch leading into the hallway, with a convenient downstairs cloakroom. Extending the full depth of the property from front to back is a spacious kitchen, dining and breakfast room with doors opening onto the rear garden. Adjacent, and also running the full depth of the property, is an impressive living and family room, again with doors leading out to the rear garden, providing excellent space for both everyday living and entertaining.

Upstairs, the principal bedroom is a generous size and benefits from integrated wardrobes together with a well appointed en suite shower room. Two further well proportioned double bedrooms provide comfortable accommodation along with a good sizes single bedroom. Completing the first floor is a family bathroom, fitted with a contemporary suite comprising a bath with shower over, wash hand basin and WC.

Outside, there is a block paved driveway providing off road parking for two to three cars. Gated side access leads to a storage unit, with further potential to extend the property or add a garage, subject to the necessary consents. The rear garden is private and mainly laid to lawn with a patio seating area, ideal for outdoor dining. It is bordered by mature trees, giving a pleasant and secluded feel.

4

2

2

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BOOM
AMAZING
KAYDEN
9

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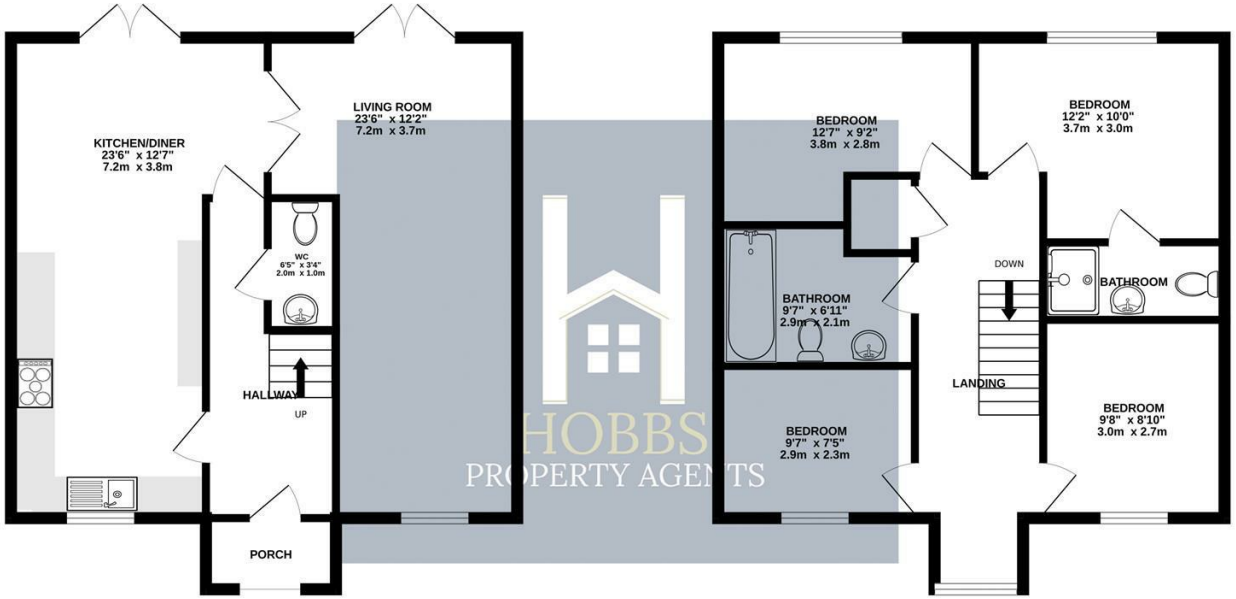
GROUND FLOOR
603 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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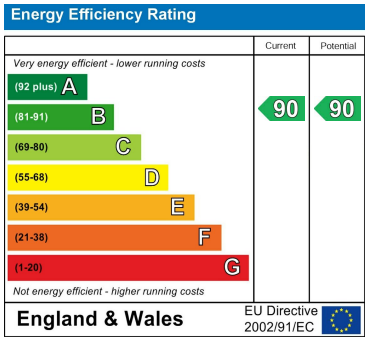
LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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