



Connells
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FOR SALE

Connells

Home Orchard
Yate Bristol



Property Description

Step inside this charming and well-presented mid-terraced home, offering a fantastic balance of modern style and comfortable living. You are welcomed into a bright entrance hallway, providing access to the kitchen, lounge and the staircase to the first floor.

The contemporary kitchen is a real highlight, featuring sleek grey countertops and matching cabinetry, complemented by an induction hob, integrated oven and microwave. Dual-aspect windows to the front and rear flood the space with natural light, while a rear door leads directly out to the garden, perfect for summer entertaining or everyday convenience.

The cosy yet inviting living room enjoys a front-facing window and benefits from double doors that open onto a tiled patio area, seamlessly connecting indoor and outdoor living.

Outside, the fully enclosed garden offers a private retreat, laid mainly to lawn with a handy shed for storage and rear gate access for added practicality.

Upstairs the landing leads to three bedrooms, two of which include built-in wardrobes, ideal for maximising space and storage. The modern family bathroom is stylishly finished with a wash hand basin, WC and a bath with overhead shower.

This delightful home is perfect for first-time buyers, families, or investors alike-combining comfort, functionality and a touch of modern flair.

Hall

Radiator, Double Glazed Door, Storage Unit, Access to first floor, Kitchen and Lounge.

Lounge

15' x 9' 8" (4.57m x 2.95m)
Double Glazed Windows, Radiator. Double Glazed doors leading to Garden.

Kitchen

15' x 10' 1" (4.57m x 3.07m)
Double glazed windows, Built in Induction Hob, Oven, Microwave, Integrated dishwasher and fridge/freezer, Radiators, Double Glazed door to Garden.

Landing

Access to Bathroom, Bedrooms 1,2 and 3. Radiator, Double Glazed Window, Wooden Landing.

Bedroom 1

11' 5" x 8' 6" (3.48m x 2.59m)
Double Glazed Window, Built in Wardrobe, Radiator

Bedrooms 2

9' 7" x 6' 2" (2.92m x 1.88m)
Double Glazed Window, Radiator, Built in Storage.

Bedroom 3

8' 8" x 6' 5" (2.64m x 1.96m)
Double Glazed Window, Radiator

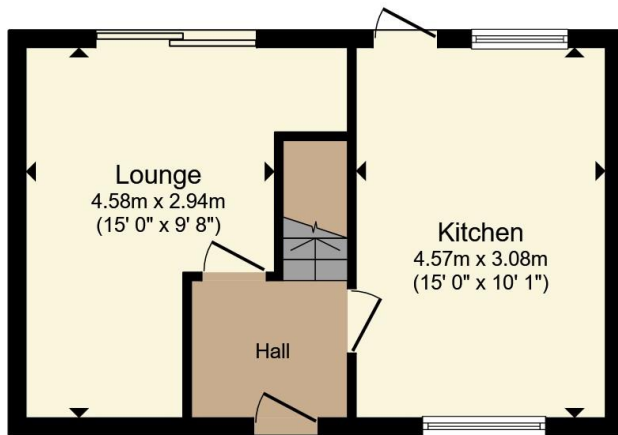
Bathroom

7' x 6' 3" (2.13m x 1.91m)
Double Glazed Window, Towel Radiator, Pedestal Toilet, Hand Wash basin, Bath with Overhead shower, Shaver Outlet

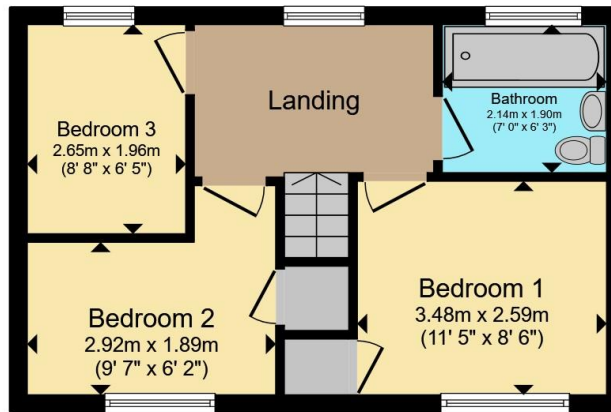
Garden

Front Tile Patio, Grass Lawn with stepping tiles to back gate, Back shed, Access to both Lounge and Kitchen from Patio.





Ground Floor



First Floor



Total floor area 65.5 m² (705 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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72-74 Station Road Yate
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EPC Rating: C Council Tax
Band: C

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Tenure: Freehold



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