



10 Dryleaze, Yate, Bristol, BS37 7YX

- Well Presented Detached Property
 - Double Garage and Parking
 - Downstairs Cloakroom
 - Four Bedrooms
 - Gardens
- Modern Kitchen/Diner and Utility Room
 - Lounge
 - Study
- Modern En Suite & Bathroom
- Popular Location

£550,000

HUNTERS®

HERE TO GET *you* THERE

Nestled in the sought-after cul-de-sac of Dryleaze in Yate, Bristol, this splendid detached house offers a perfect blend of comfort and modern living. The property has been meticulously maintained and is a true credit to its current owners.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a cloakroom and a versatile study, ideal for those who work from home or require additional space. The spacious lounge provides a delightful area for relaxation, while the well-appointed kitchen/diner is perfect for family meals and entertaining guests.

The first floor boasts four generously sized bedrooms, including a modern ensuite bathroom attached to the master bedroom, ensuring privacy and convenience. A family bathroom serves the remaining bedrooms, providing ample facilities for all.

This property is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The exterior features a double garage and a driveway that accommodates two vehicles, making parking a breeze. The gardens to both the front and rear offer a lovely outdoor space for children to play or for hosting summer gatherings.

With its excellent location and well-presented interiors, this home is sure to attract interest. We strongly advise scheduling a viewing to fully appreciate all that this property has to offer.



ENTRANCE HALLWAY

Double glazed door with matching double glazed side panel, stairs to 1st floor with cupboard under, Karndean flooring, doors into

DOWNSTAIRS CLOAKROOM

Double glazed window to the side, white suite comprising, vanity wash hand basin, WC, Karndean flooring, radiator.

LOUNGE

20' (into bay) x 11'11"

Double glazed bay window, two radiators, wall lights, double glazed French doors to the rear.

STUDY

9'2" x 7'2"

Double glazed window to the front, radiator, Karndean flooring.

KITCHEN/DINER

20'3" x 16'2"

Double glazed bay window and further double glazed window to the rear, range of modern wall, and base units with work surface over and under lighting, 1.5 stainless steel sink unit with mixer tap over, electric double oven with induction hob and cooker hood over, integrated dishwasher, breakfast bar, Karndean flooring, door into

UTILITY ROOM

6' x 5'10"

Part double glazed door to the side, wall and base unit with work surface over, ceiling spotlights, radiator, Karndean flooring.

LANDING

Double glazed window to the front, galleried landing,

access to loft space, airing cupboard housing gas boiler, radiator.

BEDROOM ONE

13'6" x 10'10"

Double glazed window to the rear, radiator, built in double wardrobe, wall lights, part wood panelled walls, door into

EN-SUITE

Double glazed window to the rear, white suite comprising, walk in shower with rainshower over, vanity wash hand basin, concealed cistern WC, ceiling spotlights, extractor fan. part tiled walls.

BEDROOM TWO

11'10" x 10'7"

Double glazed window to the rear, radiator.

BEDROOM THREE

9'10" x 9'3"

Double glazed window to the front, radiator.

BEDROOM FOUR

9'1" x 6'11"

Double glazed window to the front, radiator, built in double wardrobe.

BATHROOM

7'8" x 6'4"

Double glazed window to the side, white suite comprising, panelled bath with rainshower over, concealed cistern WC, vanity wash hand basin, part tiled walls, heated towel rail, Karndean flooring, ceiling spotlights, and extractor fan.

FRONT GARDEN

The front is laid to lawn with shrub borders with pathway to front door, outside tap and light, wooden bin store.

REAR GARDEN

Enclosed rear garden is mainly laid to lawn with well stocked shrub borders, mature trees, patio area, outside tap and lights, gated access to the front, personal doo into garage.

DOUBLE GARAGE

UP and over door, light and power, courtesy door to the rear. driveway to the front with parking for two vehicles.

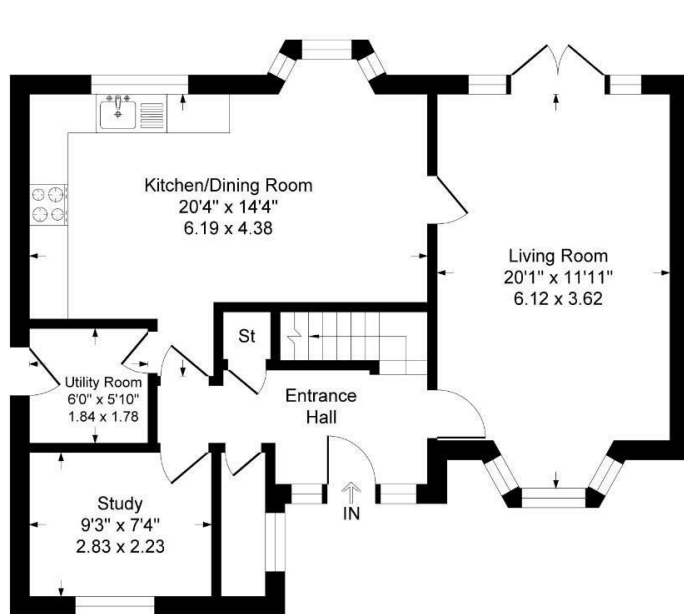
AGENTS NOTE

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

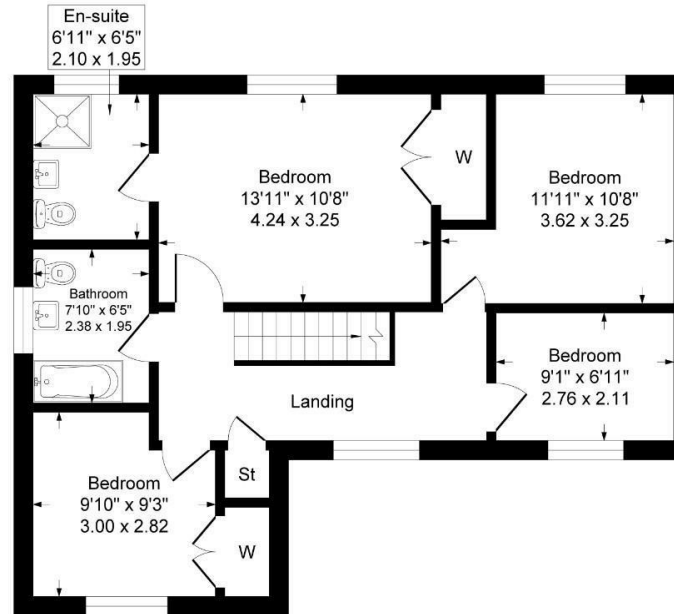


10 Dryleaze

Approximate Gross Internal Floor Area = 124.8 sq m / 1343 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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