Connells

Warner Lane
Yate Bristol

Warner Lane
Yate Bristol BS37 7EP

for sale offers in the region of
£360,000

Property Description

Situated on a peaceful residential street, this well-presented semi-detached home offers versatile living space across three floors.

Entering through the front door, a welcoming hallway provides access to a flexible study/bedroom, ideal for home working or guests, a convenient downstairs WC and a stylish kitchen/diner. The modern kitchen features sleek beige units, white wood-effect worktops and integrated appliances including an oven, hob, dishwasher and fridge. To the rear, a spacious dining area enjoys double doors opening onto the garden, creating the perfect space for entertaining.

Outside, the low-maintenance garden boasts a wooden patio, decorative pebble landscaping, and a large raised planter, ready for keen gardeners to make their mark.

The first floor hosts the bright principal bedroom, complete with a large double window and en-suite shower room, alongside a cosy lounge offering a warm and inviting atmosphere. On the second floor are two further versatile bedrooms and a family bathroom fitted with a bath and overhead shower, wash hand basin and WC.

Combining flexible accommodation, modern convenience, and a tranquil setting, this charming home is perfectly suited to families, professionals and those seeking adaptable living space.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hall

Access to downstairs W.C, Study and Kitchen/Diner. Storage Unit, Radiator

Study

9' 7" x 6' 1" (2.92m x 1.85m)
Double Glazed Window

W.C

Wash hand Basin, Pedestal Toilet, Radiator

Kitchen/Diner

20' x 12' 9" (6.10m x 3.89m)
Kitchen: Built in Oven and Hob, Fridge and Dishwasher
Diner: Double Glazed Double Doors to Garden, Radiator, Under stair storage unit

Garden

Landing

Access to Lounge and Bedroom 1 (En-suite), Radiator

Bedroom 1

12' 9" x 9' 9" (3.89m x 2.97m)
Double Glazed Window, Radiator, En-suite bathroom

En-Suite

5' 7" x 5' 1" (1.70m x 1.55m)
Wash Hand Basin, Walk in Shower, Pedestal Toilet

Lounge

12' 9" x 11' 9" (3.89m x 3.58m)
Double Glazed Windows, Radiator

Landing

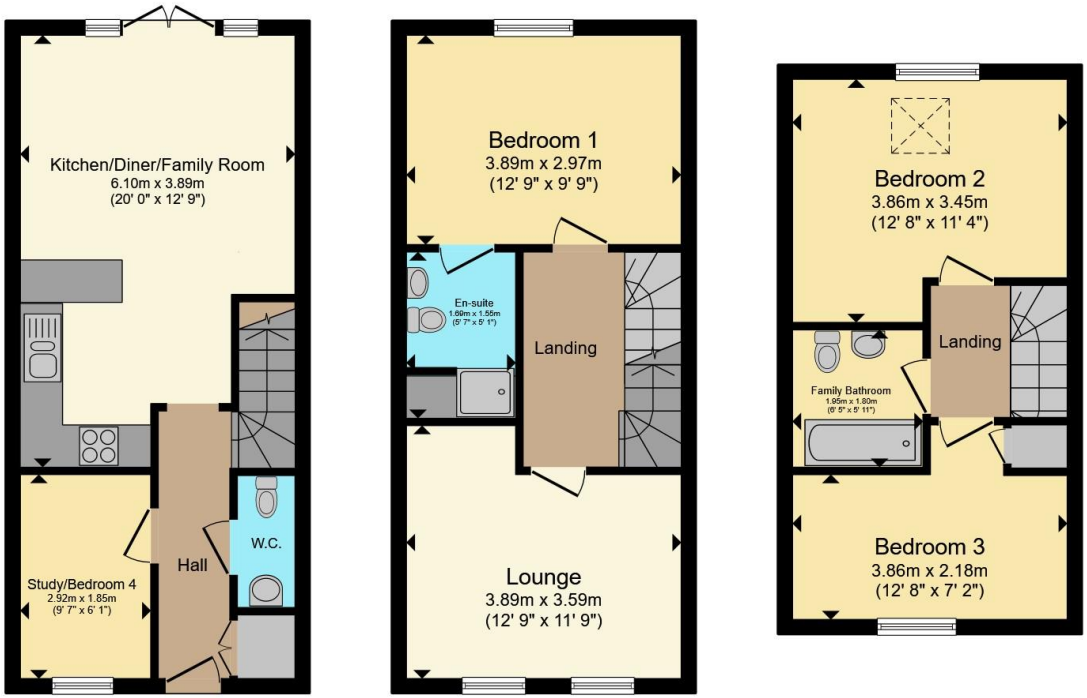
Radiator

Bedroom 2

12' 8" x 11' 4" (3.86m x 3.45m)
Double Glazed Window, Radiator

Bedroom 3
12' 8" x 7' 2" (3.86m x 2.18m)
Double Glazed Window, Radiator

Bathroom
6' 5" x 5' 11" (1.96m x 1.80m)
Bath with overhead shower, Pedestal Toilet, Wash hand Basin



Ground Floor **First Floor** **Second Floor**

Total floor area 100.7 m² (1,084 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

Connells

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72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating: B

Council Tax
Band: D

Tenure: Freehold

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