

HUNTERS®

HERE TO GET *you* THERE



Lodge Close

Yatton, BS49 4DX

£475,000



Council Tax: E



6 Lodge Close

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£475,000



Porch

Double glazed entrance door and double glazed window to side, door to:

Study/Reception

12'8" x 7'10" (3.86m" x 2.39m")

Double glazed window to front, radiator, laminate flooring, door to:

Inner Hall

Laminate flooring, stairs rising to first floor landing, understairs storage cupboard, door to living room and kitchen and door to:

Cloakroom

Double glazed frosted window to side, two piece suite with low level WC and wash hand basin.

Living Room

16'6" x 10'8" (5.03m" x 3.25m")

Double glazed window to front, radiator, coving to ceiling, double door to kitchen.

Kitchen area

16'5" x 11'2" (5.00m" x 3.40m")

Fitted with a matching range of wall and base units with underlighting, worktop space over, matching breakfast bar, sink unit with mixer tap, built-in eye level oven and microwave, built-in gas hob with extractor hood over, integrated dishwasher, stylish upright radiator, double glazed window to rear, Velux skylight windows, access into dining area.

Dining Area

16'7" x 9'1" (5.05m" x 2.77m")

Coving to ceiling, double glazed doors to rear garden.

Utility Room

8'11" x 6'2" (2.72m" x 1.88m")

Double glazed door to garden, wall mounted gas combination boiler, plumbing for washing machine, space for fridge/freezer, tumble dryer and further freezer with worktop space over.

Landing

Double glazed window to side door to:

Master Bedroom

16'9" x 10'10" (5.11m" x 3.30m")

Double glazed window to rear, built-in fitted wardrobes, radiator, door to:

Ensuite Shower Room

Double glazed frost window to side, three piece suite with tiled shower cubicle with shower over, low level WC and a vanity wash hand basin, tiled surround.

Bedroom 2

13'6" x 10'9" (4.11m" x 3.28m")

Double glazed window to front, radiator.

Bedroom 3

9'7" x 8'11" (2.92m" x 2.72m")

Double glazed window to rear, radiator.

Bedroom 4

10'6" x 7'8" (3.20m" x 2.34m")

Double glazed window to front radiator.

Bathroom

Double glazed frosted window to rear, fitted three piece suite with a shaped panelled bath with electric shower over and glass screen, vanity wash hand basin, low level WC, full height tiling to all walls, heated towel rail, built-in linen cupboard.

Garage

19'1" x 8'2" (5.82m" x 2.49m")

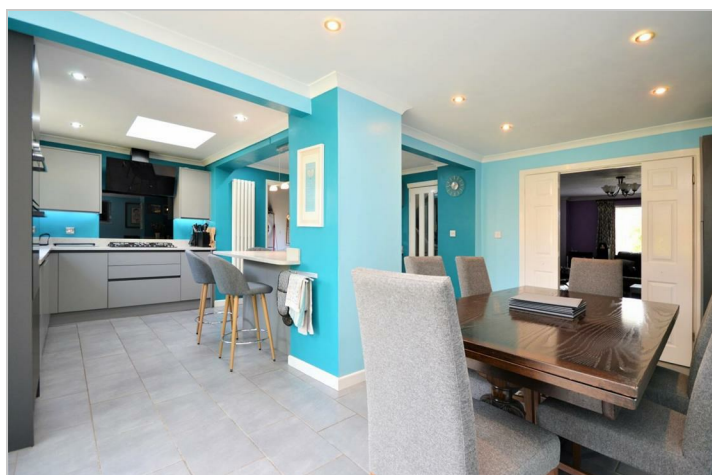
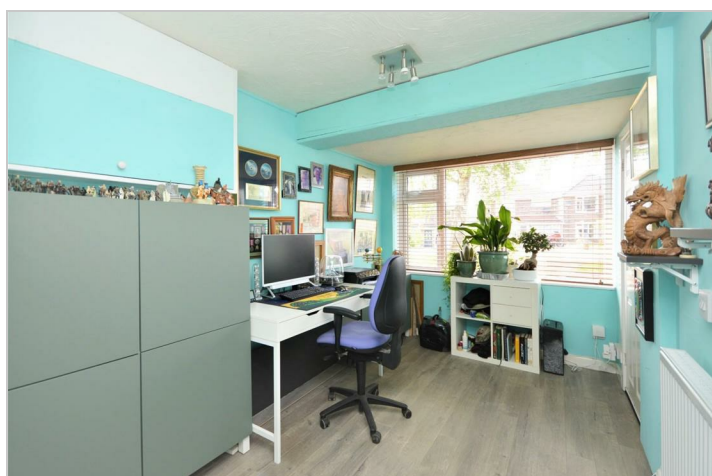
With up and over door power and light connected, door to rear.

Outside

The front is laid to a driveway provides parking for three vehicles leading to the garage, pathway with gated access to rear, the remaining front garden is laid to chippings and mature shrubs. The pretty enclosed rear gardens are laid to lawn with flower and shrub borders, paved sun patio provides a pleasant seating area, wildlife pond, garden storage shed. fully enclosed to both sides and rear of the property.

Agent Notes

Council Tax Band E.



Road Map



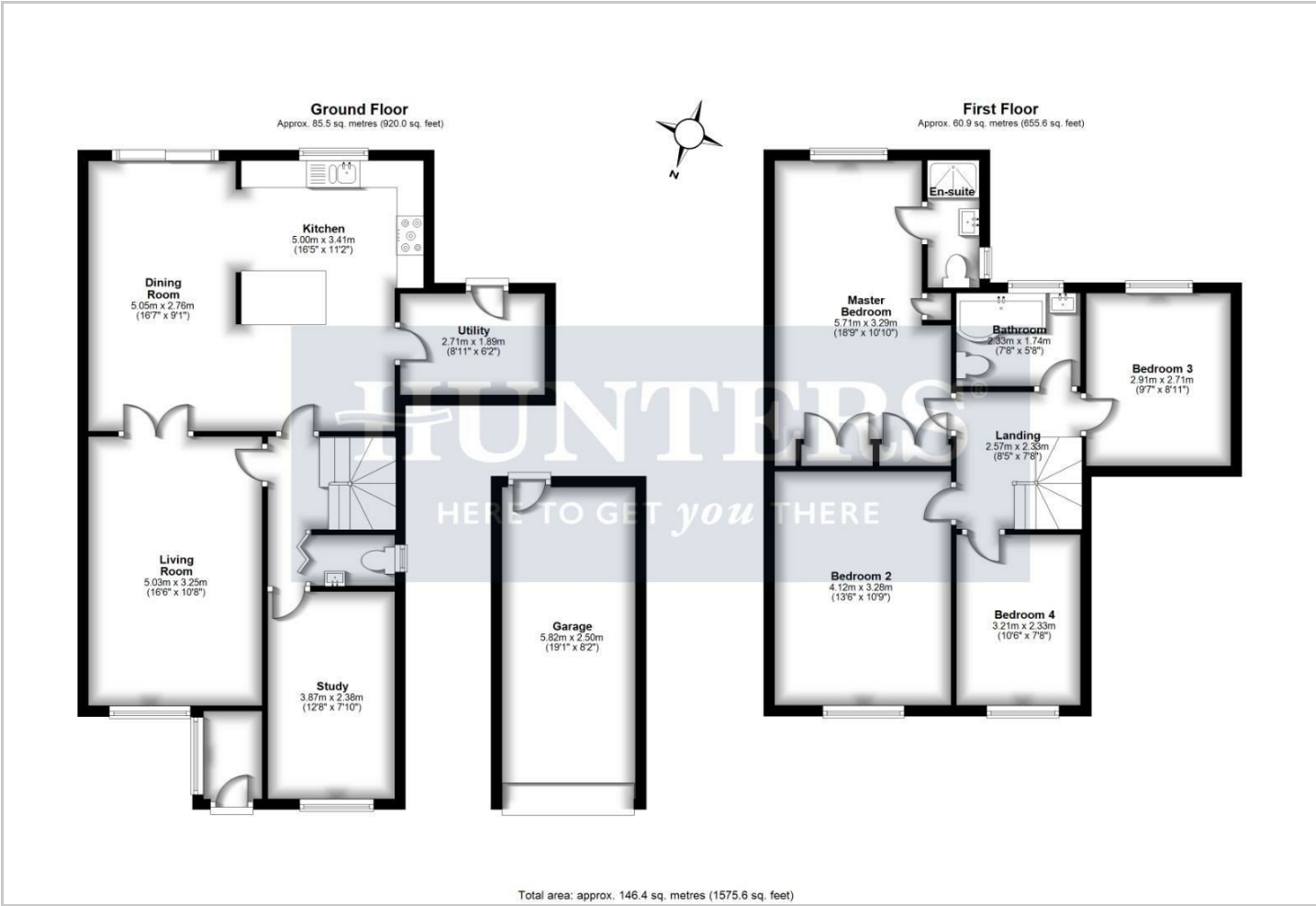
Hybrid Map



Terrain Map



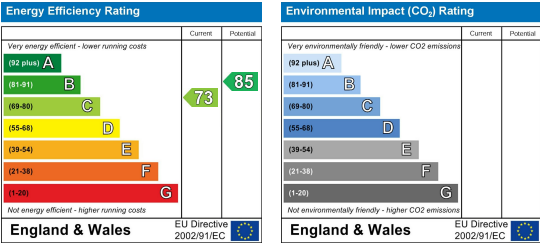
Floor Plan



Viewing

Please contact our Hunters Portishead Office on 01275 840 600 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.