



38 Homefield, Yate

- Extended Detached House
- Kitchen/Diner/ Family Room with Woodburner
 - Further Reception Room/ Bedroom Five
 - Modern White Bathroom
 - Gardens

- Lounge
- Utility Area & Cloakroom
- 4 Bedrooms (Master Ensuite)
 - Garage & Parking
- Sought After Cul de Sac Location

£525,000

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HERE TO GET *you* THERE

Nestled in the desirable area of Homefield, Yate, this extended detached home presents an exceptional opportunity for families seeking both space and modern living. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation. The property boasts a versatile separate reception room, which can easily serve as a fifth bedroom, catering to your family's needs.

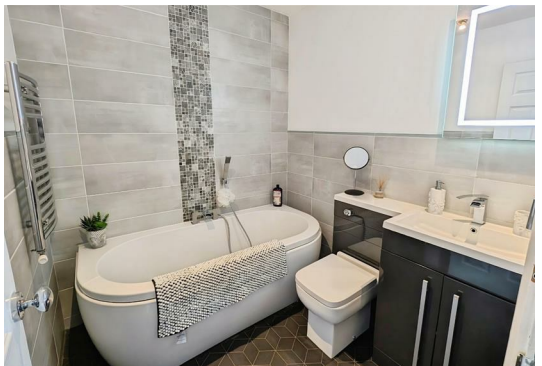
The heart of the home is undoubtedly the stunning kitchen/diner/family room, featuring a charming wood burner that adds warmth and character. The bi-folding doors seamlessly connect the indoor space to the outdoor gardens, creating an ideal setting for entertaining or enjoying quiet moments in the fresh air. The ground floor also includes a practical utility area and a cloakroom, enhancing the functionality of the home.

Venturing upstairs, you will find four well-proportioned bedrooms, including a master suite complete with an ensuite shower room for added convenience. A modern white bathroom serves the remaining bedrooms, ensuring comfort for all family members.

This property is equipped with double glazing and gas central heating, ensuring a warm and energy-efficient environment. Additionally, the owned solar panels and electric vehicle charger provide eco-friendly benefits, making this home both sustainable and cost-effective.

Outside, the property features a garage with ample parking space for several vehicles, along with gardens to the front and rear, offering a perfect retreat for outdoor activities.

With its blend of modern amenities and spacious living areas, this home is a must-see. Viewing is strongly advised to fully appreciate all that this remarkable property has to offer.



Entrance Hallway

Double glazed door and double glazed window to the front, wood flooring, stairs to 1st floor with cupboard under, radiator, doors into

Lounge

16'3" x 11'3"

Double glazed window to the front, two radiator, double doors opening into

Kitchen/Diner/Family Room

20' x 17'11"

Double glazed bi folding doors to the rear and side, two double glazed Velux windows, range of modern wall, and base units with work surface over, sink unit, Island with storage and drawers and seating under, electric oven and induction hob, space for fridge/freezer, ceiling spotlights, tiled flooring, wood burner, underfloor heating (extention area), door into

Utility Area

12'5" x 4'8"

Double glazed door and double glazed window to the rear, wall mounted gas boiler, space for tumble dryer and plumbing for washing machine, tiled flooring, radiator, door into garage and further door into

Cloakroom

Double glazed window to the rear, white WC, wash hand basin, heated towel rail, tiled flooring, extractor fan.

Reception Room/Bedroom Five

17'1" x 8'2"

Double glazed window to the front, radiator, access to part boarded loft space with ladder.

1st Floor Landing

Double glazed window to the side, access to part boarded loft space with ladder and light, storage cupboard with shelving, doors into

Bedroom One

10'11" x 10'6"

Double glazed window to the front, radiator. Door into

En-suite

6'4" x 4'10"

Double glazed window to the side, white suiter comprising, shower cubicle with rain shower over, vanity wash hand basin, WC, heated towel rail, extractor fan, ceiling spotlights.

Bedroom Two

10'1" x 9'6"

Double glazed window to the rear, radiator.

Bedroom Three

8'1" x 7'2"

Double glazed window to the rear, radiator.

Bedroom Four

8' x 7'

Double glazed window to the front, radiator.

Bathroom

6'4" x 6'4"

Modern white suite comprising, panelled bath with shower extension to mixer tap, concealed cistern WC, vanity wash hand basin, part tiled walls, extractor fan, ceiling spotlights, heated towel rail.

Outside

The front is laid to lawn with flower and shrub borders, block paved parking for several vehicles with EV charger.

The enclosed rear garden is laid to lawn with two patio areas, mature tree, shrubs and raised flower bed borders, outside tap and electrics, open storage shed, gated access to the side.

Garage

16'6" x 9'7"

Single garage with up and over door, rafter storage, light and power with courtesy door into the utility area.

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.



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		
(69-80) C		
(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.

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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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