



Melrose Close, Yate, BS37

£415,000



This detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The entrance porch leads you into a bright and airy hall, setting the tone for the rest of the house. The generous lounge/diner provides an excellent space for relaxation and entertaining, while the modern fitted kitchen/breakfast room is perfect for culinary enthusiasts. The addition of a conservatory/ rear porch enhances the living space, allowing for an abundance of natural light and a seamless connection to the garden. This home boasts two well-appointed bathrooms, including a family bathroom and a convenient shower room, ensuring ample facilities for all residents. Gas central heating and double glazing throughout provide comfort and energy efficiency. Outside, the property features off-road parking and a garage, offering practical solutions for your vehicles and storage needs. The gardens are a lovely addition, providing a private outdoor space for children to play or for hosting summer gatherings. Located within walking distance to Chipping Sodbury, residents will enjoy easy access to local amenities, shops, and schools. This property is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a modern family home. Don't miss the chance to make this fine house your new home.



ENTRANCE PORCH

Double glazed door to front, tiled floor.

ENTRANCE HALL

Entrance door, understairs cupboard, stairs to first floor, laminate flooring, radiator.

LOUNGE/DINER 23'8" x 12'7" - 11'1"

Double glazed window to front, wood burner, laminate flooring, two radiators, double glazed door to conservatory.

CONSERVATORY/REAR PORCH 9'7" x 6'11"

Double glazed with double glazed door to rear garden, providing space for washing machine.

KITCHEN/BREAKFAST ROOM 15'10" x 7'4"

Double glazed window to rear, range of modern wall and base units, stainless steel single drainer sink unit, one and a half bowl single drainer sink unit, built in electric oven, gas hob, cooker hood, space for fridge and space for dishwasher, radiator.

LANDING

Stairs to second floor.

BEDROOM ONE 12'0" x 11'2" (to inside of wardrobes)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 11'9" x 11'2"

Double glazed window to rear, cupboard housing Glow worm gas boiler, radiator.

BEDROOM THREE 8'11" 7'4"

Double glazed window to front, radiator,

BEDROOM FOUR 13'11" x 12'2"

Double glazed window to rear, fitted wardrobes, *

SECOND FLOOR LANDING

SHOWER ROOM

Double glazed window to rear, double shower cubicle, pedestal wash hand basin, W/C, heated towel rail, part tiled. *

BATHROOM

Double glazed window to rear, bath with shower over, pedestal wash hand basin, W/C, heated towel rail, part tiled.

OUTSIDE LOBBY

Outside W/C with wash hand basin.

FRONT GARDEN

Laid to block pavier.

REAR GARDEN

Mainly Laid to patio, and gravel stones, bushes and man made pond.

GARAGE

Single up and over door and driveway.

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”

AGENTS NOTE

* Bedroom Four and the Shower Room are a loft conversion and the seller is in the process of getting retrospective consent.

Tenure: Freehold
Council Tax Band: D

- Semi Detached House
- Entance Porch and Hall
- Lounge/Diner
- Modern Fitted Kitchen/ Breakfast Room
- Family Bathroom
- Four Bedrooms
- Shower Room
- Gas Central Heating, Double Glazing
- Garage Off Road Parking and Gardens
- Walking Distance to Chipping Sodbury High Street

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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.