



## Field House Broad Lane, Yate, Bristol

- Well Presented
  - Lounge
  - Cloakroom
- Family Bathroom
- Tandem Double Parking
- Detached Family Home
- Modern Fitted Kitchen/Diner
- 3 Bedrooms (Master En-Suite)
- Southerly Facing Rear Garden

**£400,000**

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Nestled in the desirable area of Broad Lane, Yate, Bristol, this well-presented three-bedroom house is a splendid example of modern living. Built in 2013 by Newland Homes, this property boasts a charming entrance hall that leads to a cloakroom, providing convenience for both residents and guests.

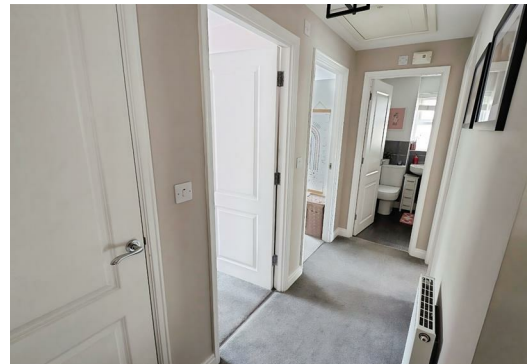


The spacious lounge features a delightful bay-fronted window, allowing natural light to flood the room, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the beautifully refitted kitchen/diner, which comes equipped with built-in appliances, making it perfect for both casual dining and entertaining.

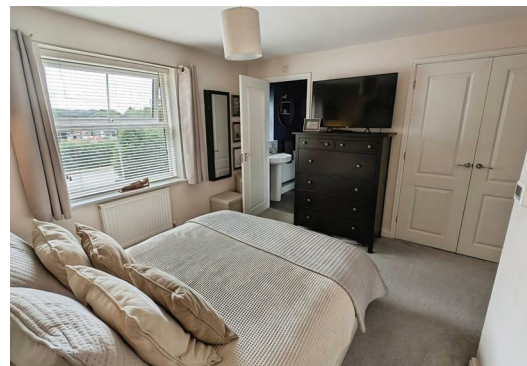
The property comprises three well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room, ensuring privacy and comfort. A further family bathroom serves the additional bedrooms, providing ample facilities for family living.



Additional features include double glazing and gas central heating, ensuring a cosy environment throughout the year. The southerly-facing enclosed garden offers a private outdoor space, ideal for relaxation or family gatherings. For those with vehicles, the property includes tandem double parking, a valuable asset in this sought-after location.



The location combines access to countryside walks with everyday convenience, Engine Common and surrounding green spaces are nearby, great school connections including North Road Primary and Brimsham Green.



This home is situated within a select development, making it a rare find in the market. Viewing is strongly advised to fully appreciate the quality and appeal of this delightful property.

### Entrance Hallway

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

### Cloakroom

Double glazed window, white suite comprising, pedestal wash hand basin with mixer tap and tiled splash back, WC, radiator.

### Lounge

17'2 into bay x 11'

Double glazed bay window to the front, double glazed window to the side, TV point, two radiators, part panelled feature walls.

### Kitchen/Diner

17'7" x 11'3"

Double glazed window and double glazed French doors to the rear, range of modern wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap, electric oven, hob with extractor fan over, integrated appliances to include microwave, dishwasher, fridge/freezer and wine cooler, plumbing for washing machine, space for table and chairs, radiator.

### First Floor Landing

Double glazed window to the side, access to part boarded loft space with ladder, storage cupboard with hanging rail, radiator, doors into

### Bedroom One

12'6" x 11'7"

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

### En-Suite

5'9" x 5'7"

Double glazed window to the front, white suite comprising, paneled shower cubicle with rain shower over, Wc, pedestal wash hand basin, radiator, part tiled walls, ceiling spotlights, extractor fan shaver socket.

### Bedroom Two

10'5" x 10'4"

Double glazed window to the rear, radiator.

### Bedroom Three

7'9" x 6'11"

Double glazed window to the rear, radiator.

### Bathroom

6'2" x 6'1"

Double glazed window to the side, white suite comprising, paneled bath with rain shower over, pedestal wash hand basin, WC, par tiled walls, radiator, ceiling spotlights, extractor fan, shaver socket.

### Outside

The front is laid to stones, with pathway to front door. The enclosed southerly facing rear garden is laid to patio with step up to lawned area with raised flower bed borders, decorative stones, tree, outside tap, garden shed, gated access to the front.

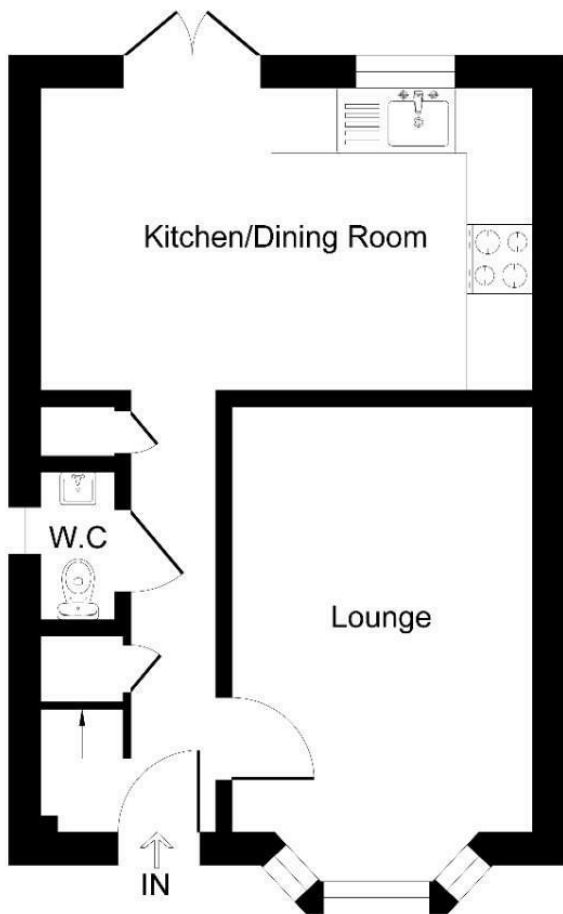
### Parking

There is tandem double parking area to the front with additional lawn area to the side of the parking.

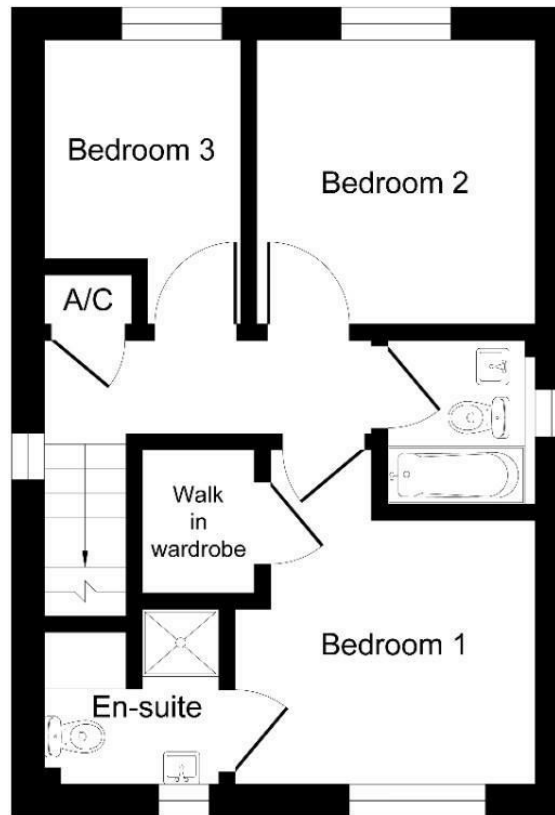
### Agents Note

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.





Ground Floor



First Floor

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


**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.



**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			
<b>England &amp; Wales</b>		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

80-82 Station Road, Yate, Bristol, BS37 4PH  
 Tel: 01454 313575 Email: [yate@hunters.com](mailto:yate@hunters.com) <https://www.hunters.com>