



28 Normead Drive, Yate, Bristol

- End of Terrace
- Kitchen/Diner
- Family Bathroom
- Gas Central Heating Double Glazed
- South Facing Enclosed Rear Garden
- Lounge
- 3 Bedrooms (Master EnSuite)
- Cloakroom
- Very Well Presented
- Parking for Two Vehicles

Offers In Excess Of £320,000

HUNTERS®

HERE TO GET *you* THERE

Situated on Normead Drive in Yate, Bristol, this well-presented end of terrace house offers a delightful family home. Upon entering, you are greeted by an entrance hall that leads to a cloakroom, providing convenience for guests. The cozy lounge is perfect for relaxation, while the kitchen/diner presents an ideal space for family meals and entertaining.



The first floor boasts three well-proportioned bedrooms, with the master bedroom featuring an ensuite shower room for added privacy and comfort. A further family bathroom serves the other two bedrooms, ensuring ample facilities for all.



This property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The enclosed southerly rear garden is a wonderful outdoor space, perfect for children to play or for hosting summer gatherings.



Additionally, the property offers parking for two vehicles side by side, a valuable feature in this sought-after location.



With its combination of space, comfort, and modern amenities, this end of terrace house is an excellent choice for families or those seeking a peaceful retreat. We highly recommend viewing this property to fully appreciate all it has to offer.

Double glazed composite door into

Entrance Hallway

Radiator, wood effect luxury vinyl flooring, doors lounge and into

Cloakroom

WC, wash hand basin, radiator, wood effect luxury vinyl flooring, ceiling spotlights, extractor fan.

Lounge

16'3" x 15'1"

Double glazed window to the front, feature acoustic wall with TV point, stairs to 1st floor, radiator, wood effect luxury vinyl flooring, opening into

Kitchen/Diner

15'1" x 10'6"

Double glazed window and double glazed French doors to the rear, range of modern wall, drawer and base units with work surface over, electric oven with cooker hood, stainless steel sink unit with mixer tap, integrated appliances to include fridge/freezer, slim line dishwasher and washing machine, gas combi boiler, under stairs storage cupboard, ceiling spotlights, under floor heating with tiled flooring over, radiator..

First Floor Landing

Access to part boarded loft space with ladder and light, airing cupboard with shelving, radiator, doors into

Bedroom One

11'11" (to wardrobes) x 8'6"

Double glazed window to the front, fitted wardrobes, radiator, door into

Ensuite

White suite to include tiled shower cubicle, pedestal wash hand basin, WC, part tiled walls, ceiling spotlights, extractor fan, radiator, tiled flooring.

Bedroom Two

10'2" x 8'6"

Double glazed window to the rear, radiator.

Bedroom Three

8'9" x 6'3"

Double glazed window to the front, radiator.

Bathroom

Double glazed window to the rear, white suite comprising panelled bath with shower over, wash hand basin, WC, part tiled walls, ceiling spotlights, extractor fan, radiator, tiled flooring.

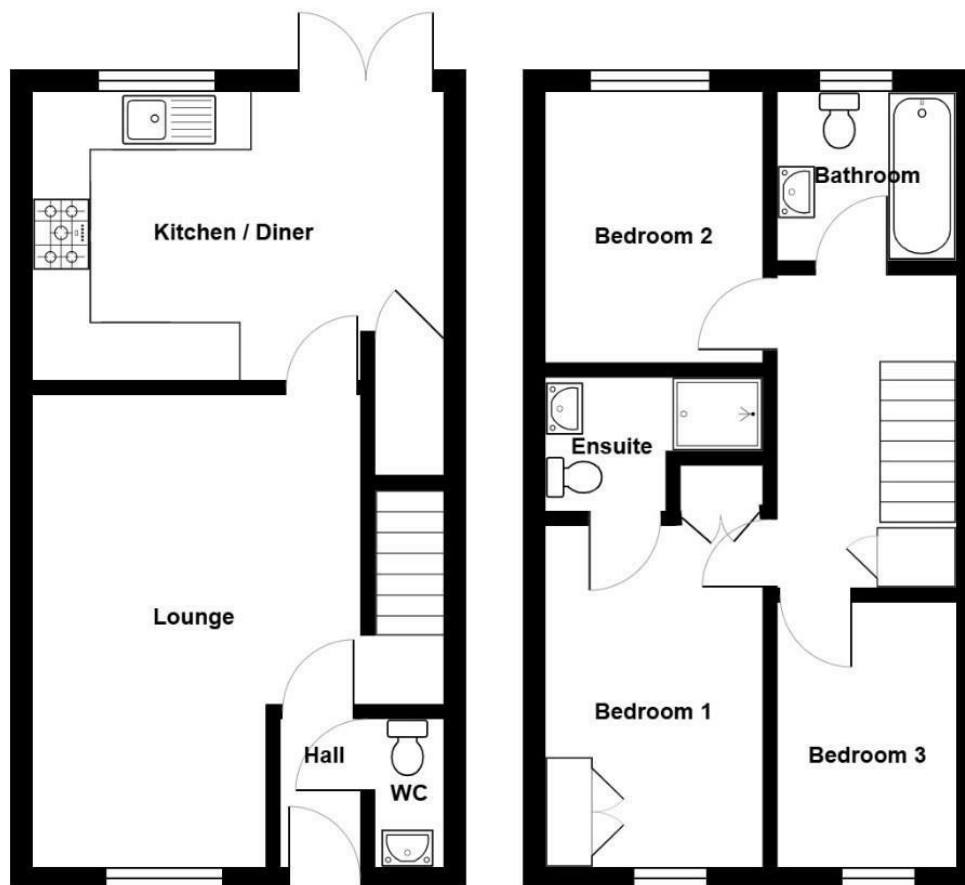
Outside

The front is laid to block paving, providing parking for two vehicles. The enclosed southerly facing, low maintenance rear garden is laid to artificial grass, patio area, composite decking area, gated access to the side.

Agents Note

There is a property management fee payable annually.


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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		96
(81-91) B	84	
(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.

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

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.



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