



## 93 Brockworth, Yate, Bristol

- Semi Detached House
  - Kitchen/Diner
  - Three Bedrooms
- Double Garage & Parking
- Gardens to Front, Side & Rear
- Lounge
- Conservatory
- White Bathroom
- Gas Central Heating Double Glazing
- Viewing Strongly Advised

**£320,000**

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Nestled in the sought after cul de sac of Brockworth, Yate, Bristol, this well-proportioned three-bedroom semi-detached house offers a delightful blend of comfort and practicality.

Spanning an impressive 861 square feet, the property boasts a welcoming entrance hallway that leads to a cosy lounge, perfect for relaxation. The kitchen diner is ideal for family meals and entertaining, while the generous 17-foot conservatory provides a bright and airy space to enjoy the garden views.

The first floor features three comfortable bedrooms, complemented by a white family bathroom, ensuring ample space for family living. The property benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the seasons.

Outside, the house is surrounded by well-maintained gardens to the rear, side, and front, offering an open outlook that enhances the sense of space and tranquillity. For those with vehicles, there is convenient parking along with a detached double garage, providing additional storage or workshop space.

Built in the late 60's, this home combines classic charm with modern amenities, making it an excellent choice for families or those seeking a peaceful retreat in a friendly neighbourhood. With its desirable location and ample living space, this property is sure to attract interest. Don't miss the opportunity to make this lovely house your new home.



Double glazed door into

### Entrance Hallway

Stairs to 1st floor, radiator, wood effect flooring, doors into

### Lounge

14'9" x 11'7"

Double glazed window to the front, TV point, radiator, wood effect flooring, opening into

### Kitchen/Diner

17'11" x 8'10"

Double glazed window and double glazed patio doors to the rear, range of wall, drawer, display and base units with work surface over, gas range cooker, part tiled walls, 1.5 sink unit with mixer tap over, spaces for fridge/freezer, washing machine, dishwasher, table and chairs, radiator, tiled flooring.

### Conservatory

17'6" x 12'10"

Double glazed construction on a dwarf wall with polycarbonate roof, tiled flooring, French doors opening into the rear garden.

### First Floor Landing

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

### Bedroom One

13'1" x 10'3"

Double glazed window to the front, radiator.

### Bedroom Two

10'9" x 9'6"

Double glazed window to the rear, radiator.

### Bedroom Three

8'8" x 7'6" max

Double glazed window to the front, radiator.

### Bathroom

Double glazed window to the rear, white suite comprising panelled bath with rain shower over and mixer tap with shower extension attached, WC, wash hand basin with mixer tap over, tiled flooring, part tiled walls, radiator.

### Outside

The front is laid to lawn open outlook to the front and pathway to the front door. The enclosed rear garden is mainly laid to lawn with decked area and balustrade with decorative stone side garden with gated access leading to the front, outside tap, courtesy door into garage and further gated access to the rear of the property.

### Double Garage

18'3" x 17'1"

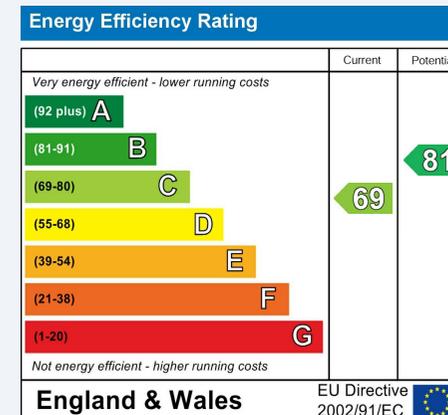
There is a detached double garage, with light and power, rafter storage.

### Agents Note

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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.



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.



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