



4 Painswick Drive, Yate, Bristol

- Well Presented
- 3 Bedrooms with Study /Dressing Area
- Modern Bathroom & Shower Room
- Double Garage & Parking
- Close to Local Amenities & Schools
- End of Terrace House
- Conservatory with Newly Fitted Roof
- Kitchen/Diner
- Good size Corner Plot
- EPC 76 (C)

£338,000

HUNTERS[®]
HERE TO GET *you* THERE

Situated of Painswick Drive, Yate, this delightful end terrace house offers a perfect blend of comfort and convenience. With two well-proportioned reception rooms, this home is ideal for both relaxation and entertaining. The ground floor features a welcoming entrance hall that leads to a lounge, a modern kitchen, and a bright conservatory, along with a convenient shower room.



Upstairs, you will find three inviting bedrooms, including a study or dressing area off the second bedroom, providing flexibility for your personal needs. The contemporary white bathroom adds a touch of elegance to the upper level, ensuring that all family members have their own space.



This property is situated on a generous corner plot, close to local amenities, making it a practical choice for families and professionals alike. The house benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The gardens to the front, side, and rear offer ample outdoor space for relaxation or play, while the double gated access provides the option for additional parking if desired. Furthermore, the double garage adds to the convenience of this well-presented home.



With its appealing features and prime location, this property is sure to attract interest. We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer.



Entrance Porch

Double glazed door with double glazed windows to front and sides on dwarf wall into

Entrance Hallway

Stairs to 1st floor, radiator, doors into

Shower Room

5'7" x 3'11"

Double glazed window to the side, white suite comprising, tiled shower cubicle, WC, vanity wash hand basin, tiled effect flooring, extractor fan, radiator.

Lounge

17' x 10'8"

Two double glazed windows to the front and side, storage cupboard with shelving, two radiators.

Kitchen

12'1" x 9'8"

Range of modern wall, drawer and base units with work surface over, Island with seating area around and drawers under, electric self cleaning oven with gas hob over, stainless steel splash back and cooker hood, fridge/freezer, under stair storage cupboard, space for washing machine, stainless steel 1.5 sink unit with mixer tap over, ceiling spotlights, tiled effect flooring, double glazed doors opening into

Conservatory

17' x 8'1"

Upvc double glazed construction with newly fitted GRP conservatory roof, tiled flooring, double glazed doors opening to the garden.

First Floor Landing

Access to part boarded loft space with ladder and light, double storage cupboard with shelving and housing gas boiler, doors into

Bedroom One

10'2" x 10'

Double glazed window to the side, radiator.

Bedroom Two

10'6" x 7'1"

Double glazed windows to the front and side, radiator, opening into

Study/Dressing Room

7'1" x 5'10"

Double glazed window to the front.

Bedroom Three

10'4" x 6'3"

Double glazed window to the side, radiator.

Bathroom

6'8" x 6'3"

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

Outside

The walled enclosed front garden with gated access, laid to patio with shrubs and plants borders leading to the front door, with further gated access to the side garden.

The enclosed larger than average southerly facing garden offer, side and rear access with stone and concrete area, outside tap, further picket fence with lawn and garden shed and double gated rear access (could provide additional parking).

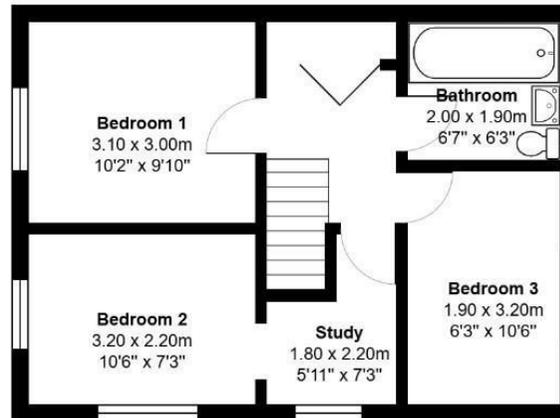
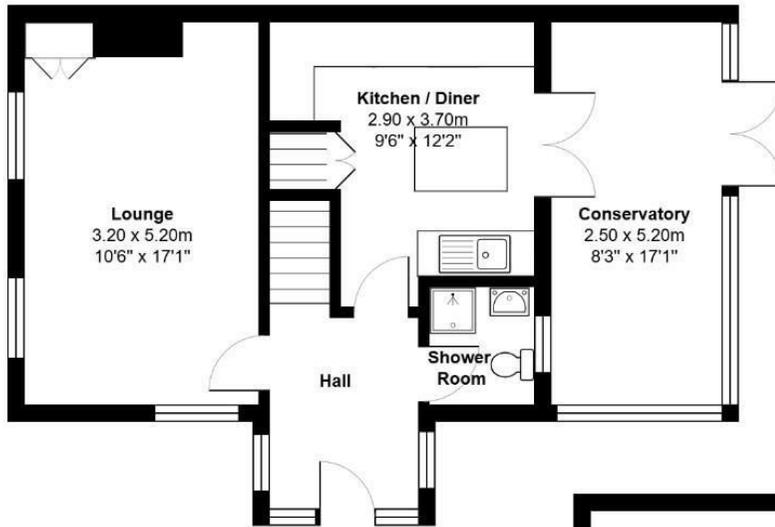
Double Garage

19'4" x 15'9"

The double garage has up and over door light and power, with courtesy door and glazed window to rear.

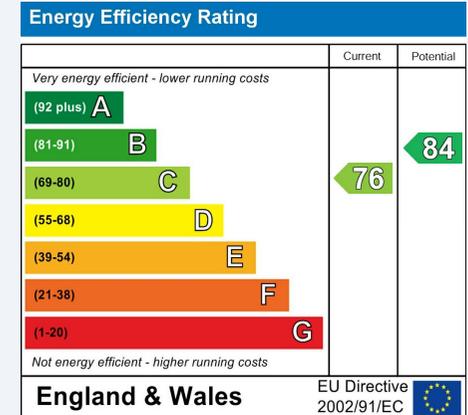
Agents Note

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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.

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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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