



8 Eggshill Lane, Yate, Bristol

- Well Presented
- Detached Family Home
 - Lounge
- West Facing Garden
- Gas Central Heating Double Glazed
- 4 Bedroom (Master En-Suite)
- Modern Kitchen/Diner/Family Room
 - 2nd Reception Room
- Cloak Room & Family Bathroom
- Off Street Parking

£475,000

HUNTERS®

HERE TO GET *you* THERE

Welcome to this charming property located on Eggshill Lane in the lovely town of Yate, Bristol. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms and two bathrooms, there is plenty of room for everyone in this detached family home.

As you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and comfort. The two reception rooms offer versatile spaces that can be tailored to suit your lifestyle, whether you fancy a cosy evening in or a lively gathering with friends.

The heart of the home lies in the kitchen/diner/family room, where you can whip up delicious meals while chatting with your loved ones. The four bedrooms provide ample space for a growing family or overnight guests, with the master bedroom featuring an ensuite for added convenience. The modern bathroom is perfect for unwinding after a long day.

Outside, the west-facing gardens offer a peaceful retreat where you can enjoy the sunshine and fresh air. Parking is also available, ensuring that you never have to worry about finding a spot for your vehicle.

Don't miss out on the opportunity to make this well-presented detached family home your own. With its ideal location and charming features, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning your new life in this wonderful home on Eggshill Lane.



Entrance

Covered Porchway

Entrance Hallway

Double glazed door with double glazed side panel to the front, stairs to 1st floor, radiator, tiled flooring, oak doors into

Cloakroom

Double glazed window to the side, white suite comprising, concealed cistern WC, wash hand basin with tiled surround, heated towel rail, tiled flooring.

Lounge

17'7" x 11'9"

Double glazed window to the front, two double glazed windows to the side, wall mounted feature fire, two radiators, TV point.

Reception Room

12'1" x 9'11"

Double glazed window to the front, radiator, cupboard housing wall mounted gas boiler.

Kitchen/Breakfast/Family Room

26'2" x 10'6"

Two double glazed windows and double glazed French doors to the rear, double glazed window to side and double glazed door to covered storage area, range of modern wall, drawer and base units with work surface over, sink unit with mixer tap over, 5- ring Range Master oven and splash back, integrated washing machine, dishwasher, fridge and freezer, breakfast bar, ceiling spotlights, tiled flooring, two radiators, space for table and chairs.

First Floor Landing

Double glazed window to the side, access to loft space with ladder, storage cupboard, oak with glass banister, oak doors into

Bedroom One

18'3" - 10'11" x 14'5" - 6'4"

Double glazed window to the front, built in wardrobes with dressing table, radiator, oak door into

En-Suite

Double glazed window to the side, white suite comprising tiled shower cubicle with rain shower over, concealed cistern WC, vanity wash hand basin with drawers under, heated towel rail, extractor fan, tiled flooring.

Bedroom Two

12'1" x 11'10"

Double glazed window to the front, built in double wardrobes, radiator.

Bedroom Three

11'11" x 8'11"

Double glazed window to the rear, radiator.

Bedroom Four

9'5" x 7'6"

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the rear, white suite comprising P-shaped bath with rain shower over, concealed cistern WC, vanity wash hand basin with drawer under, heated towel rail, tiled walls and tiled flooring.

Front Garden

The walled front garden has been laid to stones providing off street parking for several vehicles with door into covered walkthrough.

Covered Storage Area

20'1" x 5'6"

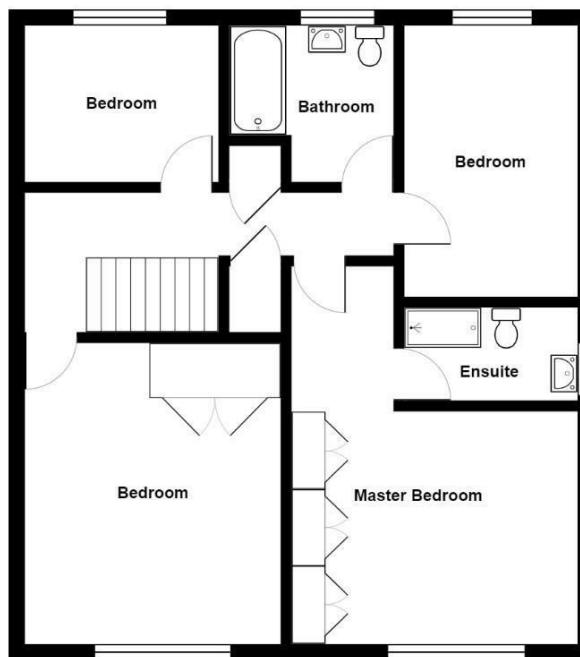
Storage area with door opening to front garden and further opening into rear garden, light and power.

Rear Garden

The west facing enclosed rear garden is mainly laid to lawn with paved patio area, decked pergola area, outside tap, garden shed.



Area: 84.6 m² ... 911 ft²



Area: 73.7 m² ... 794 ft²

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		
England & Wales	EU Directive 2002/91/EC	

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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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