



4 Swan Field, Yate, Bristol

- Sought After Cul De Sac Location
- Close to Local Amenities
- Detached Family Home
- 4 Bedrooms Master En-Suite
- Lounge
- Dining Room
- Refitted Kitchen
- Good Size Gardens
- Garage & Parking
- Gas Central Heating Double Glazed

Offers In Excess Of £425,000

HUNTERS®

HERE TO GET *you* THERE

Situated in a sought after cul de sac position, this very well presented detached family home offers entrance hallway, lounge, dining room, kitchen/breakfast room and cloakroom to the ground floor. Upstairs can be found four bedrooms (master en-suite) and modern family shower room. Further benefits include gas central heating, double glazing, well maintained gardens to the front, side and rear, garage and parking. This property is sure to create much interest. An early internal inspection is strongly advised to appreciate all the property offers.

Entrance Hallway

Double glazed door, wood effect flooring, double glazed window, stairs to 1st floor with cupboard under, doors into

Cloakroom

Double glazed window, white suite comprising, vanity wash hand basin with mixer tap over, low level WC, radiator, wood effect flooring.

Lounge

18'7" x 13'7" into bay

Two double glazed windows to the front, gas feature fireplace set in marble surround, TV point, two radiators.

Dining Room

10'10" x 9'1"

French doors, wood flooring, radiator, double glazed French doors to the rear.

Kitchen/Breakfast Room

14'2" x 9'1"

Double glazed window, range of matching wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, gas hob with splash back, built in double oven, integrated appliances to include, fridge/freezer, slimline dishwasher, plumbing for washing machine, wall cupboard housing gas boiler, space for table and chairs, tiled flooring, double glazed door to the side.

First Floor Landing

Access to part boarded loft space with ladder, airing cupboard housing hot water tank, radiator, doors into

Bedroom One

11' x 9'8" to wardrobes

Double glazed window to the rear, built in double wardrobes, radiator, door into

En-Suite

Double glazed window to the side, white suite comprising shower cubicle, vanity wash hand basin, low level WC, heated towel rail, extractor fan, tiled walls, tiled flooring.

Bedroom Two

9'9" into bay x 9'8"

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

Bedroom Three

11'5" x 6'5"

Double glazed window to the front with two built in storage cupboards, radiator.

Bedroom Four

11' x 6'9"

Double glazed window to the rear with fitted wardrobe, radiator.

Bathroom

6'8" x 5'5"

Double glazed window, modern white suite comprising, shower cubicle, pedestal wash hand basin, low level WC, tiled to visible wall and floor area, heated towel rail.

Outside

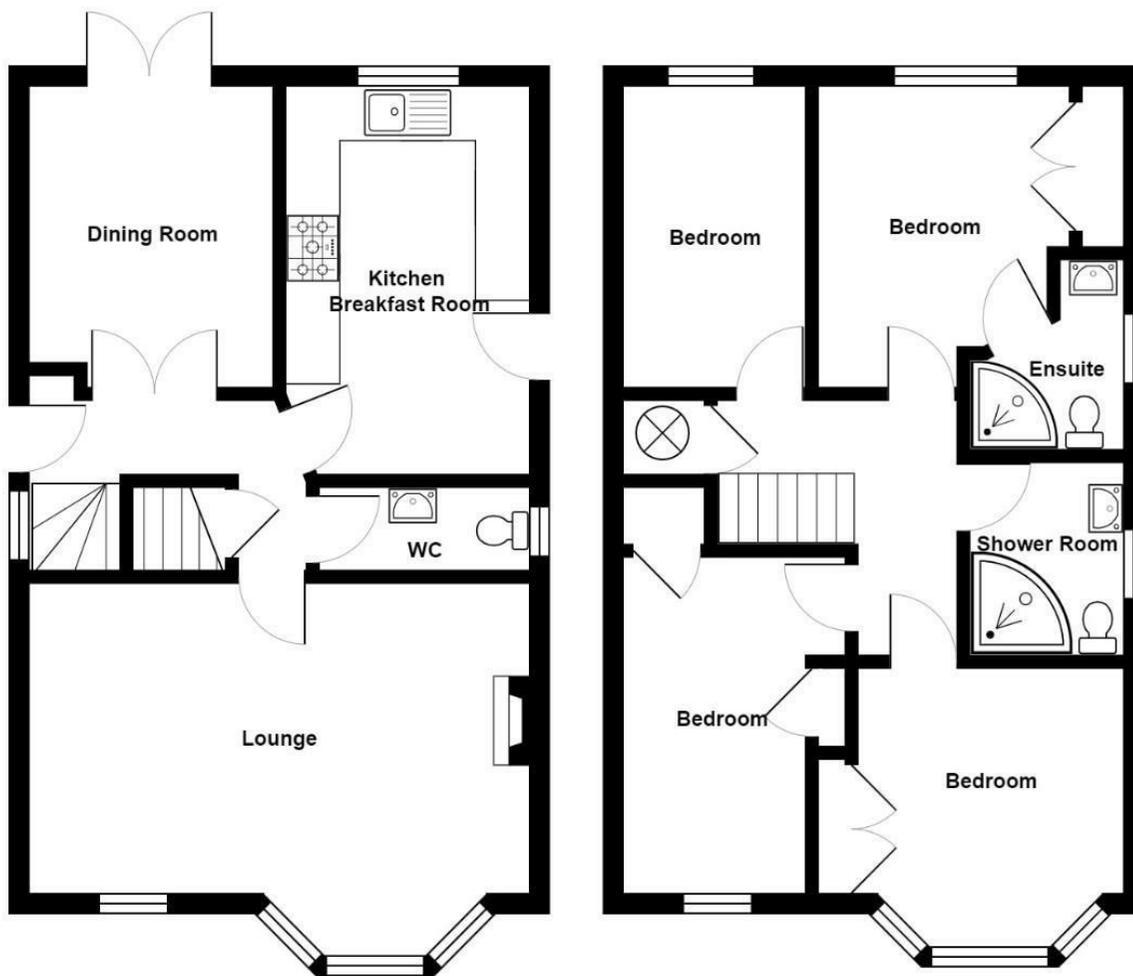
The front garden is laid to stones with shrub and plant borders. The side garden is laid to stones with gated access leading to the rear garden and courtesy door into garage.

The enclosed well maintained rear garden has been landscaped, laid mainly to lawn with patio areas, garden shed, outside tap, mature shrub, plant and hedge borders.

Garage

There is a single garage with electric up and over door, light and power and personal door to the side.





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			79
(69-80) C		63	
(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.



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