

HUNTERS[®]

HERE TO GET *you* THERE



The Glen

Yate, BS37 5PJ

£405,000



Situated within walking distance to Yate Shopping Centre and St Mary's Park is this fine detached property with a double glazed conservatory with velux window roof. The accommodation also includes a lounge, well fitted kitchen/diner, utility room, downstairs cloakroom, four bedrooms, en suite and family bathroom. Further benefits are gas central heating, double glazing, garage with remote door and off road parking. Early inspection strongly advised!!



ENTRANCE HALL

Double glazed door to front, stairs to first floor, laminate flooring, box style radiator.

LOUNGE 14'5" x 11'10" (4.39 x 3.61)

Double glazed window to front, feature fire place with gas fire, laminate flooring, TV point, radiator.

KITCHEN/DINER 14'11" x 9'9" (4.55 x 2.97)

Double glazed window to rear, range of wall and base units, work surfaces, single drainer sink unit, integral fridge freezer and dishwasher, built in electric oven, gas hob, cooker hood, radiator, tiled floor, single glazed double doors to conservatory.

UTILITY ROOM 8'4" x 5'8" (2.54 x 1.73)

Double glazed window to rear, single drainer sink unit, wall cupboards, space for washing machine, tiled floor, double glazed door to rear garden.

DOWNSTAIRS CLOAKROOM

White wash hand basin, W/C, tiled surround, tiled floor.

CONSERVATORY 10'3" x 9'0" (3.12 x 2.74)

Double glazed with dwarf wall, laminate flooring, velux windows roof, radiator, double glazed doors to rear garden.

LANDING

Access to loft space, airing cupboard.

BEDROOM ONE 18'1" x 8'4" (5.51 x 2.54)

Double glazed window to front, radiator.

EN SUITE

Double glazed window to rear, white shower cubicle, pedestal wash hand basin, W/C, heated towel rail.

BEDROOM TWO 12'10" (to wardrobes) x 8'5" (3.91 (to wardrobes) x 2.57)

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

BEDROOM THREE 9'0" x 7'0" (2.74 x 2.13)

Double glazed window to rear, radiator.

BEDROOM FOUR 7'9" x 6'4" (2.36 x 1.93)

Double glazed window to rear, radiator.

BATHROOM

Double glazed window to side, double shower cubicle, pedestal wash hand basin, W/C, laminate flooring, part tiled, heated towel rail.

FRONT GARDEN

Laid to black pavier and tarmac providing off road parking.

REAR GARDEN

Laid to lawn with patio, trees, bushes, raised border, garden shed.

GARAGE 15'1" x 8'5" (4.60 x 2.57)

Single garage with remote door, power and light, personal door to utility room.

AGENTS NOTE

Neighbour of 46 The Glen has a right of way access over the driveway of 45 The Glen to their property.

Area Map



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.

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Energy Efficiency Graph

