



## 81 Barkers Mead, Yate, Bristol

- Sought After Location
- 4 Bedrooms (Master en-suite)
  - Utility & Cloak
  - Bathroom
- Gardens to Front & Rear
- Detached Family House
  - 3 Receptions
  - Kitchen
- Double Garage & Parking for 4
- Viewing Strongly Advised

**Offers In Excess Of £525,000**

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HERE TO GET *you* THERE



Nestled in the sought-after area of Barkers Mead, Yate, this impressive detached house offers a perfect blend of comfort and modern living. Spanning an ample 1,442 square feet, the property boasts three well-appointed reception rooms, providing versatile spaces for both relaxation and entertainment. The lounge and dining room are complemented by a kitchen, a convenient utility room, a cloakroom, and a study, making it ideal for families and professionals alike.

The property features four generously sized bedrooms, with the master bedroom benefiting from an ensuite shower room, ensuring privacy and convenience. A modern family bathroom serves the remaining bedrooms, providing functional space for all.

Outside, the property is equally appealing, with well-maintained gardens to both the front and rear, perfect for outdoor activities or simply enjoying the fresh air. The double garage offers secure parking and additional storage, while the expansive driveway accommodates up to four vehicles, a rare find in residential properties.

This home is not only spacious and well-designed but also situated in a desirable location, making it an excellent choice for those seeking a family-friendly environment with easy access to local amenities. Whether you are looking to buy or rent, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in a thriving community.



### Entrance Hallway

Double glazed door with matching side panel, stairs to 1st floor with storage cupboard under, radiator, wood effect flooring, doors into

### Study

8'1" x 7'8" to units

Double glazed bay window to the front, radiator.

### Cloakroom

White suite comprising WC, pedestal wash hand basin, part tiled walls, tiled flooring, extractor fan, heated towel rail.

### Lounge

17'2 x 10'7"

Double glazed window to the front, Tv point, two radiators, wood effect flooring, double doors opening into

### Dining Room

12'8" x 10'7"

Double glazed patio door to the rear garden, wood effect flooring, radiator, door into

### Kitchen

14'3" x 9'2"

Double glazed window to the rear, range of wooden wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap, part tiled splash backs, built in electric double oven, gas hob with extractor fan over, integrated dishwasher, tiled flooring, radiator, door to hallway and further door into

### Utility

6'6" x 5'3"

Glazed door to the side, base unit with work surface over, plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap over, part tiled splash backs, radiator, tiled flooring, wall mounted gas boiler, extractor fan.

### First Floor Landing

Access to part boarded loft space with ladder and light, airing cupboard with radiator, doors into

### Bedroom One

14'11" x 10'6"

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

### Ensuite

Double glazed window to the front, white suite comprising, tiled shower cubicle, vanity wash hand basin with storage under, work surface over, concealed cistern WC, heated towel rail, part tiled walls, spotlights, extractor fan,

### Bedroom Two

12'1" to wardrobes x 11'7" max

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

### Bedroom Three

10'8" x 7'8"

Double glazed window to the rear, radiator.

### Bedroom Four

12'9" x 8'1" max

Double glazed window to the rear, radiator.

### Bathroom

8'10" - 6' x 6'4"

Double glazed window to the rear, white suite comprising, panelled bath with shower over, vanity wash hand basin with storage under, concealed cistern WC, heated towel rail, ceiling spotlights, extractor fan.

### Outside

The front garden is laid to lawn with mature tree and paved pathway leading to both the side gate access and to the front door.

The enclosed rear garden is laid patio with outside tap, gated access to the front, step up to lawned area with mature shrubs and plants, garden shed and summerhouse.

### Double Garage

18'6" x 17'6"

Two roller doors opening, light power and rafter storage. There is a double driveway to the front providing off street parking for up to 4 vehicles.

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”



## 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.



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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