



18 Clark Drive, Yate, Bristol

- Semi Detached Townhouse
 - Kitchen/Breakfast
- 4 Bedrooms (Master Ensuite)
 - Gardens
- Built 2020 by Barratt Homes
- Lounge/Diner
- Cloakroom
- Modern White Bathroom
- Garage & Parking

£350,000

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HERE TO GET *you* THERE

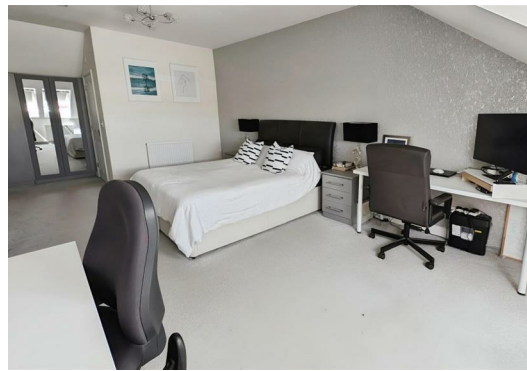
Situated in the popular area of Ladden Village, Clark Drive, Yate, offers this modern townhouse with a perfect blend of comfort and contemporary living. Built in 2020 by Barratt Homes, this property spans an impressive 1,280 square feet, providing ample space for families or those seeking a stylish home.

Upon entering, you are welcomed into an entrance hallway that leads to a convenient cloakroom. The ground floor features a well-appointed kitchen/breakfast area, ideal for casual dining and entertaining, alongside a comfortable lounge/diner that invites relaxation. The layout is thoughtfully designed to maximise both space and light, creating a warm and inviting atmosphere.

The first floor comprises three generously sized bedrooms, perfect for family members or guests, along with a family bathroom that caters to everyday needs. Ascending to the second floor, you will find the master suite, complete with built-in wardrobes and an ensuite shower room, offering a private retreat for the homeowners.

This property is equipped with double glazing and gas central heating, ensuring a warm and energy-efficient environment throughout the year. Outside, you will discover gardens to both the front and rear, providing a lovely outdoor space for gardening or enjoying the fresh air. Additionally, the property benefits from a garage and parking, adding to the convenience of modern living.

With its prime location and modern amenities, this townhouse on Clark Drive is an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this beautiful home your own.



Entrance Hallway

Double glazed door, radiator, wood effect flooring, stairs to 1st floor, doors into

Cloakroom

White suite comprising WC, pedestal wash hand basin, part tiled splash back, radiator, wood effect flooring.

Kitchen/Breakfast Room

13'9" x 8'1"

Double glazed window to the front, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap, built in electric oven with gas hob and extractor hood over, integrated appliances to include fridge/freezer, dishwasher, gas boiler and plumbing for washing machine, radiator.

Lounge/Diner

17' x 15'3"

Double glazed box style French doors with matching full length windows to the rear and side, TV point, two radiators, under stair storage cupboard.

First Floor Landing

Double door airing cupboard, stairs to the second floor, doors into

Bedroom Two

14'5" x 8'6"

Double glazed window to the rear, radiator.

Bedroom Three

12'3" x 8'7"

Double glazed window to the front, radiator.

Bedroom Four

9' x 6'3"

Double glazed window to the rear, radiator.

Bathroom

6'11" x 6'2"

Double glazed window to the front, white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls, extractor fan, wood effect flooring.

Second Floor Landing

Storage cupboard, radiator, doors into

Bedroom One

22'8" x 11'5"

Two double glazed Velux windows to the rear, two radiators, built in wardrobes and door into

En-suite

8'1" x 6'3"

Double glazed window to the front, white suite comprising walk in double shower, pedestal wash hand basin, WC, extractor fan, radiator, wood effect flooring.

Outside

The walled front garden is laid to stones with pathway to front door.

The enclosed rear garden is laid to patio with artificial grass, outside tap and gated access to the rear.

Garage & Parking

There is a single garage to the rear of the property with up and over door, light, power and rafter storage and additional parking space to the front.

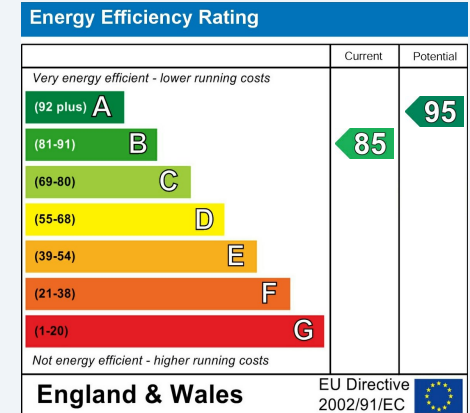
Agents Note

There is a property management fee payable annually.

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.

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.

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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