



## 20 Rogers Close, Yate, Bristol

- Semi Detached House
- Cloakroom
- Fitted Kitchen/Breakfast Room
- 3 Bedrooms Master Ensuite
- Off Street Parking
- Built 2020
- Lounge/Diner
- Modern White Bathroom
- Westerly Facing Enclosed Garden

£315,000

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HERE TO GET *you* THERE

Situated within Ladden Garden Village, this modern semi-detached house on Rogers Close, Yate, Bristol, presents an excellent opportunity for families and professionals alike. Built in 2020, the property boasts a contemporary design and a spacious layout, offering 818 square feet of comfortable living space.

Upon entering, you are welcomed by a bright entrance hall that leads to a convenient cloakroom. The ground floor features a stylish modern kitchen/diner, perfect for family meals and entertaining guests, alongside a cosy lounge that provides a relaxing space to unwind.

Upstairs, you will find three bedrooms with ensuite to the master, ideal for a growing family or for use as a home office. The modern family bathroom is thoughtfully designed, ensuring comfort and convenience for all.

The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The westerly facing enclosed rear garden offers a private outdoor space, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the tandem double parking at the rear provides ample space for vehicles, a valuable asset in today's busy world.

This delightful home combines modern living with a friendly community atmosphere, making it an ideal choice for those seeking a peaceful yet connected lifestyle. Don't miss the chance to make this lovely property your own.



### Entrance Hallway

Double glazed door to the front, storage cupboard, radiator, doors into

### Cloakroom

White suite comprising, WC, pedestal wash hand basin with tiled splash back, radiator, extractor fan.

### Lounge/Diner

15'1" x 14'7"

Double glazed French doors with matching side windows, TV point, understairs storage cupboard, two radiators.

### Kitchen/Breakfast Room

12'2" x 8'

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

### First Floor Landing

Access to loft space, airing cupboard with shelving, radiator, doors into

### Bedroom One

11'11" x 8'6"

Double glazed window to the rear, radiator, door into

### En-Suite

White suite comprising, tiled shower cubicle, pedestal wash hand basin, WC, radiator, extractor fan.

### Bedroom Two

10'3" x 8'6"

Double glazed window to the front, radiator.

### Bedroom Three

8'11" x 6'3"

Double glazed window to the rear, radiator.

### Bathroom

Double glazed window to the front, modern white suite comprising white bath with shower extension to mixer taps over, pedestal wash hand basin, WC, part tiled walls, radiator.

### Outside

The front has mature hedge, lawn and path to the front door.

The enclosed westerly facing garden is laid mainly to lawn with garden shed, patio and pathway leading to gated rear access.

### Parking

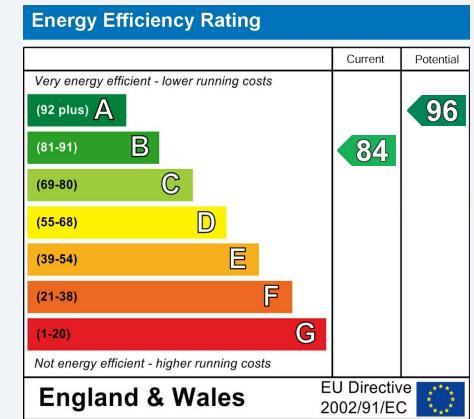
There is tandem double parking to the rear of the property.

### Agents Note

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# 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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