



Connells

The Glen
Yate BRISTOL



Property Description

This attractive and well-maintained semi-detached home offers comfortable, modern living with a practical layout and a warm, welcoming feel throughout in a quiet cul-de-sac location.

The property is entered via a hallway leading into a spacious lounge, beautifully presented and filled with natural light, creating an inviting space to relax or entertain. To the rear, the kitchen/dining room provides a sociable and functional heart of the home, with ample storage, generous worktop space and room for dining. A door leads directly out to the garden, making everyday living and outdoor entertaining effortless.

Upstairs, the property offers two well-proportioned bedrooms. The principal bedroom is particularly generous, providing a calm and comfortable retreat, while the second bedroom is ideal for guests, a nursery or a home office. These are served by a well-appointed family bathroom.

Externally, the rear garden offers a private and enclosed outdoor space with patio seating area, mature planting and a garden shed, creating a pleasant setting for relaxing, gardening or entertaining. To the front and side, the property benefits from driveway parking.

Well presented throughout and ready to move straight into, this home combines practicality, comfort and charm which makes it an excellent choice for buyers seeking a low-maintenance property in a convenient residential location.

Hallway

As you come into the home you will find space to store your shoes and coats. The hallway has access to the stairs and lounge.

Lounge

13' 8" x 10' 4" (4.17m x 3.15m)
A bright and comfortable main living space with front aspect window. The space also has a fitted radiator and access to the kitchen

diner.

Kitchen/Diner

13' 8" x 10' 4" (4.17m x 3.15m)
The fitted kitchen comes with a built in oven, sink plus drainer board, space for washing machine & dishwasher and a space for a free standing fridge freezer. The space is fit for a dining table and has direct access to the rear garden. The dining area also houses access to the understairs cupboard so you can store all your daily essentials.

Bedroom One

13' 4" x 12' 8" (4.06m x 3.86m)
A spacious principal bedroom with excellent floor area. The bedroom features a double glazed window to the front aspect and fitted radiator.

Bedroom Two

9' 3" x 6' 10" (2.82m x 2.08m)
A versatile second bedroom ideal as guest room, child's room or office. This room also features a double glazed window and fitted radiator.

Bathroom

The bathroom features a fitted with bath, WC, radiator and wash hand basin.

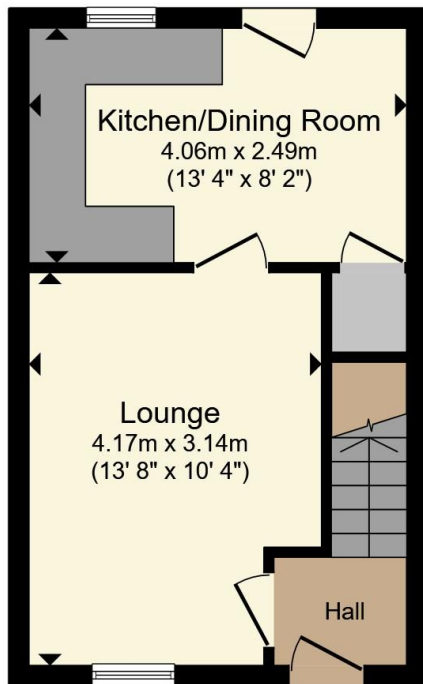
Garden

The rear garden offers a patio area and the mature shrubs offer privacy. The garden shed is fitted with power and this is where the tumble dryer is currently fitted. The boundaries are fenced and also the garden is tiered to make the most of the space.

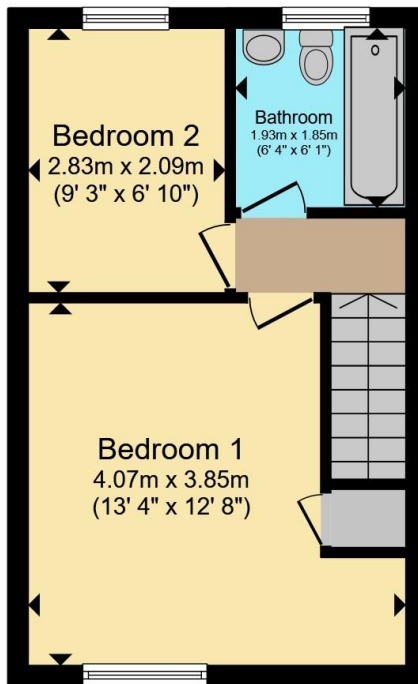
Parking

The property offers driveway parking to the side for two cars.





Ground Floor



First Floor

Total floor area 54.1 m² (582 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/YAT308334

Tenure: Freehold



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