



Connells

Tyndale Avenue
Yate Bristol



Property Description

Positioned on the highly desirable Yate area, this beautifully presented four-bedroom home delivers the perfect blend of space, style and versatility - thoughtfully arranged over three expansive floors to suit modern family living.

The home has a welcoming entrance hallway leading through to a refined and elegant living room. Bathed in natural light from the large front window and centred around a contemporary feature fireplace, this is a space designed for both relaxing evenings & entertaining.

To the rear, the home truly comes to life. The open-plan kitchen/dining space is both sleek and sociable, fitted with modern high-gloss cabinetry, ample worktop space and integrated appliances. The layout flows effortlessly, creating a hub of the home perfect for hosting, family meals or simply enjoying day-to-day living in a bright and airy setting.

The first floor offers three beautifully proportioned bedrooms, each thoughtfully presented and versatile in use - whether as comfortable guest rooms, children's bedrooms or a dedicated home office. These are complemented by a modern family bathroom.

Occupying the entire top floor is a truly impressive principal suite. Generous in size and flooded with light, this space offers a peaceful retreat away from the rest of the home, complete with its own en-suite.

Externally, the property continues to impress with driveway parking leading to a garage. The garden is designed so that it is easy keeping & low maintenance.

Hallway

A welcoming and well-proportioned entrance, setting the tone for the rest of the home with access to the principal living spaces and stairs rising to the first floor.

Living Room

19' 7" x 11' 7" (5.97m x 3.53m)

A beautifully bright and spacious reception room, featuring a stylish fireplace as its focal point. Large front-facing window floods the space with natural light, creating a warm and inviting atmosphere. The room also has a fitted radiator, plug sockets and open to the dining space through the archway.

Dining Room

11' 1" x 10' 2" (3.38m x 3.10m)

Open-plan to the kitchen, this space is perfect for entertaining or family dining, offering a seamless flow and a sociable feel.

Kitchen

13' 5" x 7' 10" (4.09m x 2.39m)

A sleek, modern kitchen fitted with high-gloss units, ample worktop space and integrated appliances. Designed with both style and functionality in mind. This room benefits from a waist height oven. Flooded with light, this room offers dual aspect double glazed windows and a door leading to the rear garden.

First Floor

Bedroom Two

11' x 9' 11" (3.35m x 3.02m)

A generous double bedroom, tastefully presented and ideal for guests or family members. This room benefits from having a fitted radiator, plug sockets and a double glazed window.

Bedroom Three

11' 10" x 9' 11" (3.61m x 3.02m)

Another well-sized double room, offering flexibility and comfortable accommodation. This bedroom also benefits from a fitted radiator, plug sockets and double glazed window.

Bedroom Four

8' 8" x 7' 7" (2.64m x 2.31m)

Perfect as a nursery, home office or single bedroom - a versatile space to suit your needs. This bedroom also comes standard with

Bathroom

A well-appointed bathroom fitted with a modern suite comprising of a wash hand basin, pedestal toilet, corner shower cubicle, built in storage, fitted radiator & double glazed obscured window to the rear elevation, Ideal for everyday use.

Second Floor

Bedroom One

19' 7" x 14' (5.97m x 4.27m)

An outstanding top-floor suite, offering a real sense of space and privacy. Light-filled and beautifully presented, this is a true sanctuary for those looking for a peaceful retreat after those busy days. This room also benefits from a fitted radiator, double glazed window & numerous plug sockets.

Ensuite

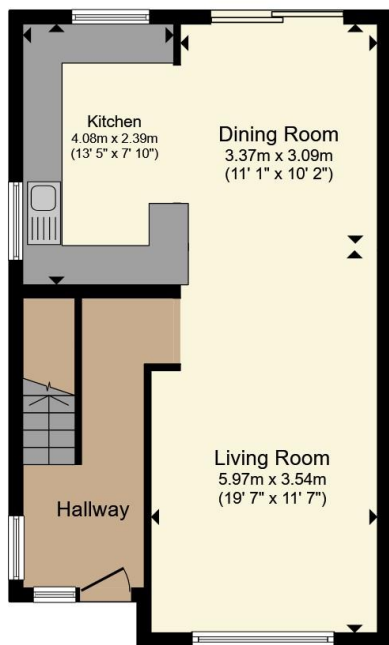
Stylish and modern, fitted with quality fixtures this room comes with a fitted bath, sink, radiator and obscured double glazing to the rear elevation.

Garage

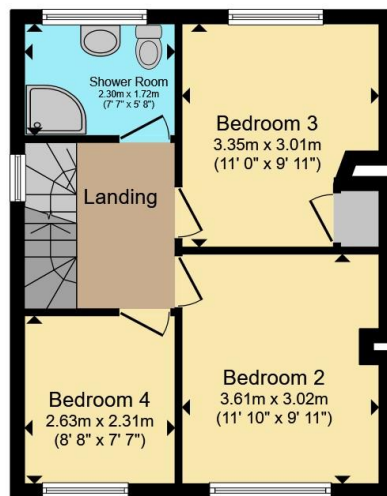
7' 11" x 16' 2" (2.41m x 4.93m)

The garage benefits from an up & over door, electricity connected so there is a fitted light.

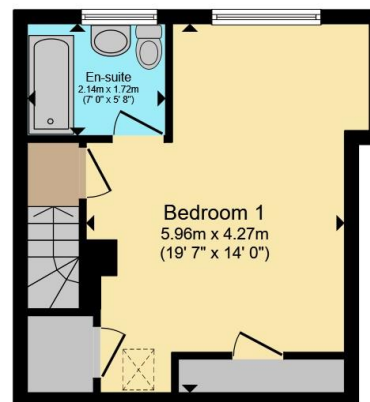




Ground Floor



First Floor



Second Floor

Total floor area 115.3 m² (1,241 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



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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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