Connells

Pitchcombe
Yate Bristol

Pitchcombe
Yate Bristol BS37 4JU

for sale
£280,000

Property Description

This well-proportioned three bedroom mid-terrace home offers spacious accommodation, practical family living and excellent outdoor space which is complemented by rear garage access and off-road parking.

The property is entered via a welcoming hallway which leads into a bright and generously sized lounge, providing a comfortable and versatile space for everyday living. To the rear, a separate dining room offers an ideal setting for family meals and entertaining, flowing through to the modern fitted kitchen which provides ample storage, worktop space and access to the garden.

Upstairs, the first floor offers three well-proportioned bedrooms, including a spacious principal bedroom and two further rooms ideal for children, guests or home working. These are served by a family bathroom fitted with a three-piece suite.

Externally, the property enjoys a generous rear garden designed for both relaxation and practicality. A covered seating area provides sheltered outdoor entertaining space, while the lawn and patio create a family-friendly environment. To the rear of the garden is an extended garage with additional parking access - a valuable and convenient feature available with properties of this type.

Offering excellent internal space, outdoor living and secure parking, this home is ideally suited to families, first-time buyers or those seeking a well-located property with room to grow.

Hallway

Welcoming entrance space with stairs rising to the first floor and access to the main living accommodation. This space features a fitted radiator and bespoke storage options under the stairs.

Lounge

14' 6" x 12' 1" (4.42m x 3.68m)

A bright and spacious reception room positioned to the front of the property, offering ample space for seating and media furniture. Ideal for everyday relaxation and entertaining. The room also features a double glazed window to the front and comes with a fitted radiator.

Dining Room

9' 7" x 8' 11" (2.92m x 2.72m)

A generous dining space located to the rear of the property, perfect for family meals and social gatherings, with access through to the kitchen. The garden can be accessed by using the double glazed patio doors at the rear of the home. The room also features a fitted radiator.

Kitchen

8' 11" x 7' 10" (2.72m x 2.39m)

Fitted with a range of modern wall and base units, worktop surfaces and appliance space. This modern kitchen comes with a fitted oven, hobs, extractor fan and fridge freezer. To wash the dishes, the kitchen comes fitted with a sink, tap and drainer board. The room also features a double glazed window to the rear.

Bedroom One

12' 6" x 10' 3" (3.81m x 3.12m)

A spacious principal bedroom offering excellent floor space and natural light. The room comes with a built in wardrobe, double glazed window to the front aspect and a fitted radiator.

Bedroom Two

11' 1" x 10' 4" (3.38m x 3.15m)

A well-proportioned double bedroom overlooking the rear aspect. The room features a double glazed window and fitted radiator.

Bedroom Three

8' 9" x 7' 5" (2.67m x 2.26m)

A versatile third bedroom ideal as a

nursery, guest room or home office. This room also features a double glazed window to the front and fitted radiator.

Family Bathroom

Fitted with a shower over p-shaped bath, wash hand basin and WC, finished in a modern contemporary style with tiled walls and flooring. The room also features a double glazed obscured window and fitted radiator.

Garden

A generous enclosed garden featuring patio space, lawn area and a covered outdoor seating / pergola area - ideal for relaxing or entertaining.

Garage & Parking

7' x 17' 2" (2.13m x 5.23m)

An extended garage located to the rear of the property with access to off-road parking, providing secure storage and valuable parking option available.

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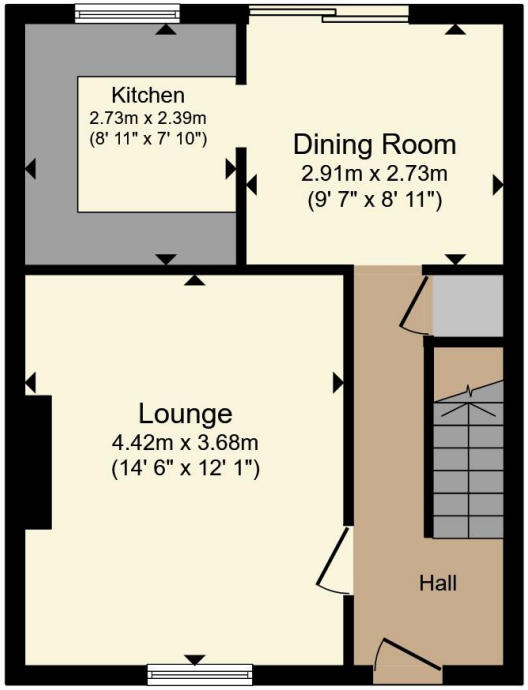
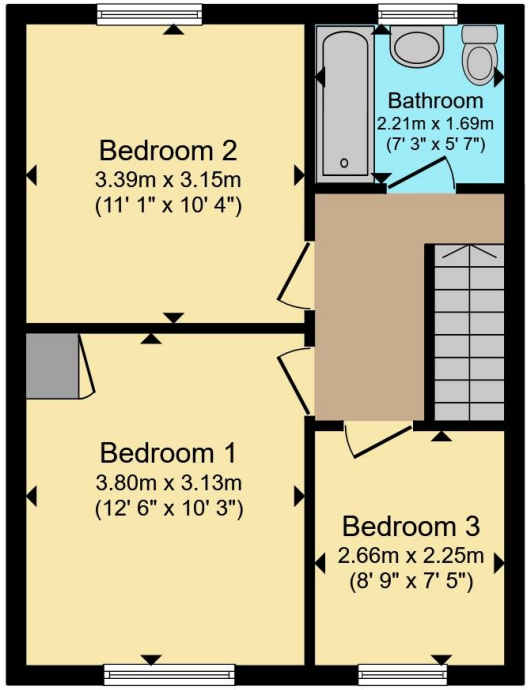


Ground Floor



First Floor

Total floor area 78.3 m² (843 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: C

Council Tax
Band: B

Tenure: Freehold

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