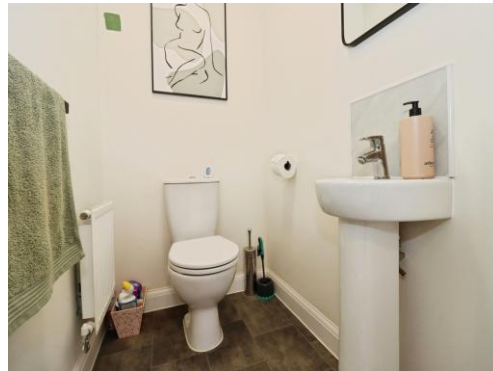




Connells

Pritchard Way
Yate Bristol



Property Description

Step inside this stunning semi-detached shared ownership home, where contemporary design and stylish decor create an immediate sense of warmth. The property opens into a bright and spacious lounge, enhanced by large windows that flood the room with natural light and provide the perfect setting for relaxing or entertaining.

Flowing seamlessly from the lounge is the modern kitchen, thoughtfully designed with a built-in oven and hob, alongside dedicated space for a fridge, washing machine and dishwasher. Beyond the kitchen, a porch area offers access to a convenient downstairs WC and leads directly out to the rear garden. The beautifully maintained garden features a charming wooden patio area, ideal for outdoor dining, with a tiled pathway leading to the rear gate. At the end of the garden a useful storage shed provides additional practicality, while the private parking area beyond offers space for two vehicles.

Upstairs, the landing provides access to two generously proportioned bedrooms and the family bathroom. Bedroom One is an impressive double room with a large window and plenty of space for furnishings. Bedroom Two is equally spacious, benefiting from another large window and a built-in storage unit. Completing the first floor is a stylish family bathroom fitted with a bath and overhead shower, pedestal WC and wash hand basin.

Combining modern living, stylish interiors and excellent outdoor space, this attractive home is perfect for anyone to move straight into.

Kitchen/Lounge

27' 11" x 11' 4" (8.51m x 3.45m)

Big Open Space, Double Glazed Windows, Storage Unit, Built in Hob and Oven, Space for Fridge, Dishwasher, Washing Machine/Dryer.

Porch

Radiator, Leads to W.C and Double Glazed Door to Garden

W.C

Pedestal Toilet, Wash Hand Basin, Radiator

Garden

Wooden Patio, Tiles, Shed

2 Parking Spaces

EV charger

Bedroom 1

14' 8" x 11' 3" (4.47m x 3.43m)

Double Glazed Windows, Radiator

Bedroom 2

14' 9" x 8' 9" (4.50m x 2.67m)

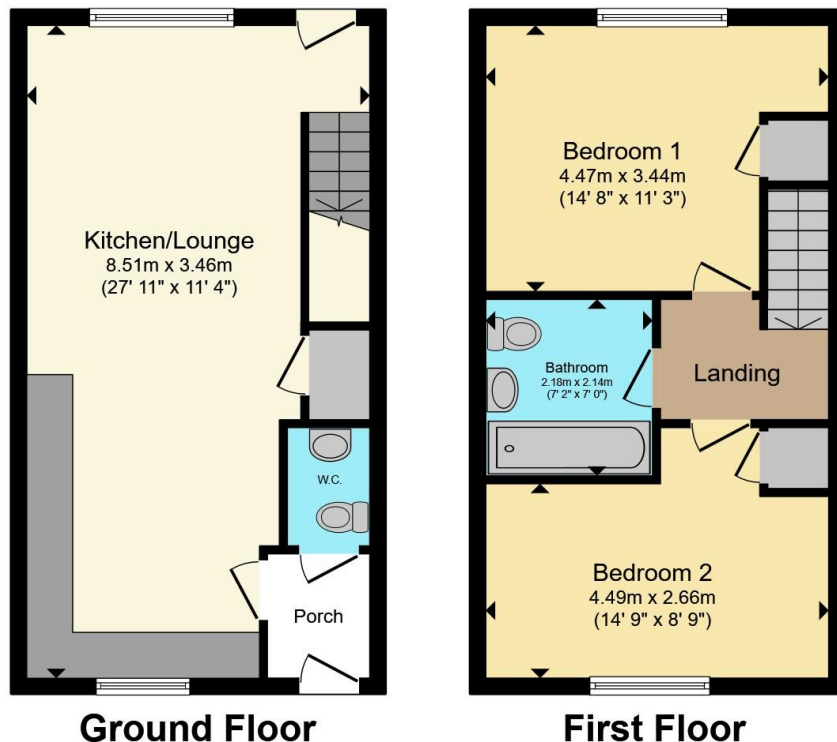
Double Glazed Windows, Radiator

Bathroom

7' 2" x 7' (2.18m x 2.13m)

Bath with Overhead shower, Pedestal Toilet, Wash Hand Basin

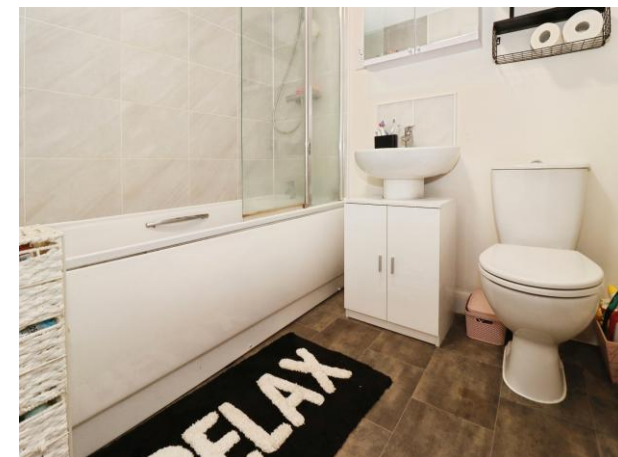




Total floor area 74.0 m² (797 sq.ft.) approx

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

Connells



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72-74 Station Road Yate
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EPC Rating: B Council Tax
Band: C

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Tenure: Freehold



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