



Connells

Folly Bridge Close
Yate Bristol

Folly Bridge Close Yate Bristol BS37 5YH

for sale offers in excess of
£315,000



Property Description

This beautifully presented detached bungalow offers a generous plot with a perfect blend of comfort, style and convenience. Boasting two well-proportioned bedrooms, a contemporary bathroom and generous living accommodation, this delightful home is ideal for those seeking the ease of single-storey living.

At the heart of the home is a bright and inviting living space, complemented by a wonderful conservatory that provides the perfect place to relax, while enjoying views of the sun-filled rear garden all year round. The well-appointed kitchen has been thoughtfully designed to maximise space and functionality, offering plentiful storage, room for essential appliances and the added benefit of a modern induction hob.

Externally, the property features a private driveway leading to a garage, providing ample parking and additional storage. The enclosed rear garden offers a peaceful retreat for entertaining guests or unwinding in the warmer months, while also benefiting from direct access to the garage.

A fantastic opportunity to acquire a turnkey detached bungalow in a highly sought-after location, conveniently situated close to local shops and the train station. Early viewing is highly recommended!

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

Bedroom 2

9' 5" x 8' 3" (2.87m x 2.51m)
A versatile second bedroom with a double glazed window to the front and radiator. Ideal as a guest room, home office, or dressing room.

Bedroom 1

11' 11" x 10' 5" (3.63m x 3.17m)
A bright, welcoming and spacious double bedroom, anchored by a bay window that draws in natural light throughout the day.

Lounge

15' 5" x 9' 4" (4.70m x 3.15m)
A bright and spacious lounge featuring a stylish modern fireplace, creating a warm and inviting focal point. Sliding doors open seamlessly into the conservatory, flooding the room with natural light and enhancing the sense of space, making it perfect for both relaxing and entertaining.

Conservatory

9' 4" x 9' 3" (2.84m x 2.82m)
A wonderful conservatory offering a light and airy additional living space, and a seamless connection between the lounge and outdoor space- with doors opening onto the garden.

Kitchen

9' 5" x 9' 3" (2.87m x 2.79m)
A well-arranged kitchen with fitted matching cabinetry, tiled splashback, and work surfaces that maximise the available space. The rear facing window brings in gentle daylight, and the layout keeps everything within easy reach, with room for a washing machine, oven and fridge-freezer- a truly practical space.

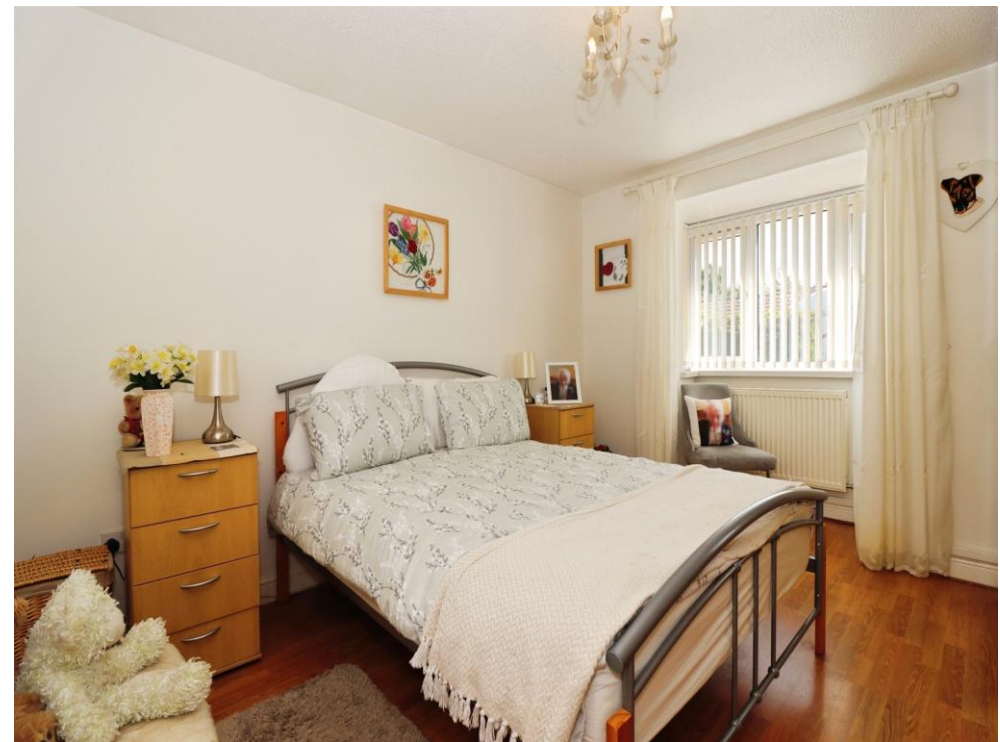
Shower Room

6' 4" x 6' 1" (1.93m x 1.85m)
A modern and stylish shower room

fitted with a contemporary wash hand basin and low-level W/C. A great-sized shower with a sleek glass sliding door provides a luxurious feel, while modern finishes and fittings complete this well-appointed space.

Garden

A beautifully paved rear garden designed for low-maintenance living, offering a sunny and private outdoor space to enjoy throughout the year.





To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/YAT308540



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