



Connells

Normandy Drive
Yate Bristol

Normandy Drive Yate Bristol BS37 4FL

for sale offers in excess of
£290,000



Property Description

This impressive three-bedroom semi-detached home offers a superb blend of space, style and functionality, creating the perfect setting for modern family life.

Stepping inside, you are welcomed by a bright and inviting entrance hall, complete with a convenient cloakroom. The contemporary kitchen is both practical and well-appointed, while the spacious lounge/diner provides a fantastic open living environment, ideal for relaxing, entertaining guests or enjoying family meals. French doors open onto the enclosed rear garden, where a generous lawn and useful storage shed create an attractive and low-maintenance outdoor space.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including a superb principal bedroom offering plenty of space to unwind. The remaining bedrooms provide flexibility for growing families, home working or guest accommodation, all served by a stylish family bathroom finished to a modern standard.

Well maintained throughout and offering a versatile layout, this home combines comfort, practicality and contemporary living, presenting an excellent opportunity for a wide range of buyers looking for a property ready to move straight into.

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.

Entrance Hall

The entrance hall leads to the kitchen, the lounge diner and the cloakroom.

Kitchen

10' 3" x 7' 2" (3.12m x 2.18m)

The kitchen comprises of cupboards above and below the work surfaces, space for a fridge freezer, washing machine and dishwasher. There is a built in oven with a 4 burner gas hob.

Living/Dining Room

14' 7" x 14' 3" (4.45m x 4.34m)

The space comprises of an understairs storage cupboard, radiator, double glazed french doors and a double glazed window looking out onto the rear garden.

Cloakroom

The cloakroom comprises of a pedestal toilet, wash hand basin and extractor fan.

Bedroom One

13' 3" x 7' 9" (4.04m x 2.36m)

The principle bedroom comprises of a double glazed window looking out onto the rear and radiator.

Bedroom Two

11' 5" x 8' 1" (3.48m x 2.46m)

The second bedroom comprises of a double glazed window to the rear and radiator.

Bedroom Three

7' 4" x 6' 7" (2.24m x 2.01m)

This bedroom also comprises of a double glazed window looking out onto the rear and also a radiator.

Parking

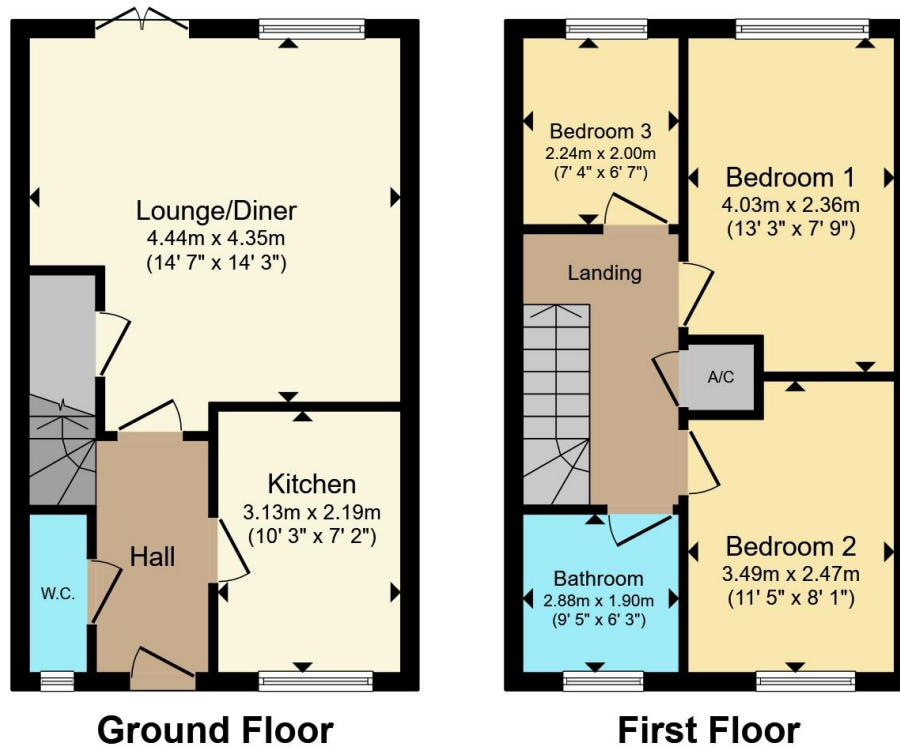
The property has one allocated parking space at the front.

Family Bathroom

The bathroom boasts a three piece

suite that includes a shower over bath, a pedestal wash hand basin and a pedestal toilet. The room also benefits from a double glazed window and radiator.





Total floor area 67.4 m² (725 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



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: C

view this property online connells.co.uk/Property/YAT308330

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YAT308330 - 0031