



**Hardwicke, Yate Bristol BS37 4LF**



**welcome to**

## **Hardwicke, Yate Bristol**

\*\*\* STUNNING EXTENDED FAMILY HOME \*\*\* This family home has been opened up downstairs to create a kitchen / diner / family space with utility and play area as well! Upstairs offers three well-proportioned bedrooms and family bathroom. Outside the home has garage, driveway and front and rear gardens.



**Hallway**

Double glazed door and full height window to front, stairs to first floor, under stairs store cupboard, radiator and door to kitchen.

**Kitchen Diner**

A modern kitchen with both wall and floors units and works surfaces over, space for range cooker and cooker hood over, space for dish washer. Peninsula breakfast bar and wood effect laminate flooring, open to dining area and lounge

**Lounge Area**

Double glazed window to front aspect, feature panelled wall and radiator.

**Sun Room**

Full height double glazed windows and French doors to garden, carpeted and has power points.

**Utility Area**

Open from dining area, floor units with works surfaces over, space for washing machine and further appliance, spotlights inset to ceiling.

**Landing**

Airing cupboard housing combination condensing boiler, loft hatch with pull down ladder. Doors to all bedrooms and bathroom.

**Master Bedroom**

Double glazed window to front and radiator

**Bedroom Two**

Double glazed window to rear and radiator

**Bedroom Three**

Double glazed window to front, coved ceiling and radiator.

**Family Bathroom**

Double glazed window to rear, Bath with waterfall style mixer taps and shower over, W/C and wash hand basin, towel radiator, part tiled walls and wood effect laminate floor.

**Rear Garden**

Fully enclosed by boundary fence. Gated side access, gate to rear, laid to patio and decking. Access to garage.

**Front Garden**

Laid to patio, low wall to front.

**Garage**

Up & over door to front, power, light and plumbing



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## Hardwicke, Yate Bristol

- EXTENDED
- THREE BEDROOM SEMI-DETACHED
- OPEN PLAN DOWNSTAIRS
- GARAGE AND PARKING
- FRONT AND REAR GARDENS

Tenure: Leasehold EPC Rating: C

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Feb 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
CPS104038 - 0004

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