



Connells

Home Orchard
Yate Bristol



Property Description

Set within a quiet, settled corner of Yate, this well-kept home offers a calm, comfortable backdrop to everyday life. Light moves naturally from front to rear, beginning with a welcoming living room and flowing through to a modern kitchen/diner and a bright conservatory that opens directly onto the garden. Upstairs, two bedrooms sit neatly apart, each with its own outlook and sense of privacy, supported by a spacious bathroom. The interiors feel clean, refreshed and ready to move into, with neutral finishes that allow you to settle instantly or shape the space to your own taste.

Outside, the rear garden provides a peaceful, enclosed setting framed by mature planting, while the frontage offers a tidy approach and allocated parking. Altogether, this is a home that blends comfort, light and locality into a simple, dependable place to settle.

The surrounding area adds to the home's appeal, offering a balance of convenience and green space. Yate Shopping Centre provides supermarkets, cafés, independent shops and everyday essentials, while the nearby leisure centre, cinema and Kingsgate Park give you plenty of ways to unwind. Well-regarded schools and community facilities sit close by, and commuters benefit from straightforward links towards Bristol, Bath and the motorway network, with Yate Station offering regular services into the city. It's a location that feels both practical and pleasantly relaxed, making day-to-day living remarkably easy.

Living Room

10' 8" x 9' 4" (3.25m x 2.84m)

A welcoming front-facing room with a window positioned to the front of the property, drawing in steady natural light. The room features fitted flooring and a radiator beneath the window.

Kitchen/Dining Room

14' 11" x 7' 9" (4.55m x 2.36m)

A modern, practical kitchen/diner with a rear-facing window above the sink. Fitted units, integrated cooking appliances and wood-style flooring create a clean, functional space. A radiator is positioned on the internal wall. The room opens directly into the conservatory.

Conservatory

11' 10" x 8' 8" (3.61m x 2.64m)

A bright, glass-framed conservatory with full-height glazing to the rear, allowing uninterrupted views of the garden. The space features light wood-pattern flooring and double doors leading out to the patio.

Bedroom One

14' 11" x 8' 6" (4.55m x 2.59m)

A generous main bedroom with a front-facing window. The room includes fitted flooring and a radiator beneath the window. Its proportions allow for a calm, uncluttered layout.

Bedroom Two

8' 4" x 6' 8" (2.54m x 2.03m)

A peaceful second bedroom with a rear-facing window overlooking the garden. The room features fitted flooring and a radiator positioned beneath the window.

Bathroom

12' x 6' 3" (3.66m x 1.91m)

A spacious bathroom with a rear-facing window providing natural light and ventilation. Permanent fixtures include the fitted bath with tiled surround, pedestal basin, WC and built-in storage cupboard.

Rear Garden

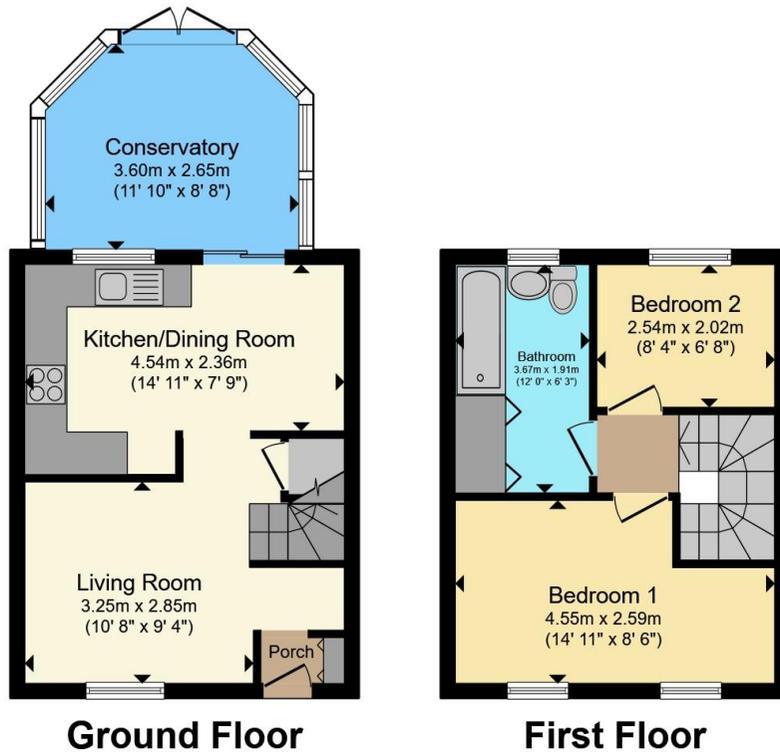
A private, enclosed garden with a blend of lawn, patio and graveled borders. Mature shrubs and a

blossoming tree add colour and privacy, while the timber fencing frames the space neatly. The garden is accessed directly from the conservatory, creating a smooth indoor-to-outdoor flow.

Frontage

A tidy frontage with a small lawned area, established planting and a paved approach to the entrance. The setting sits within a quiet cul-de-sac, with allocated parking positioned close by.





Total floor area 64.2 m² (691 sq.ft.) approx

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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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