



14 Argyle Drive
Yate, Bristol, BS37 5TZ

£359,950

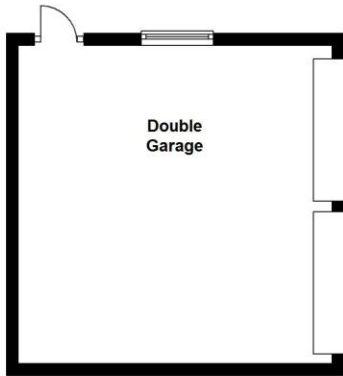
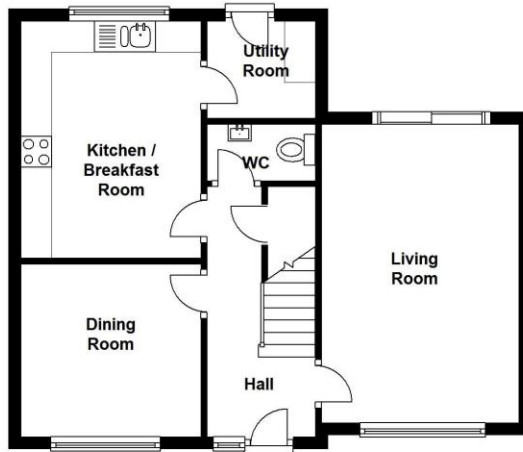
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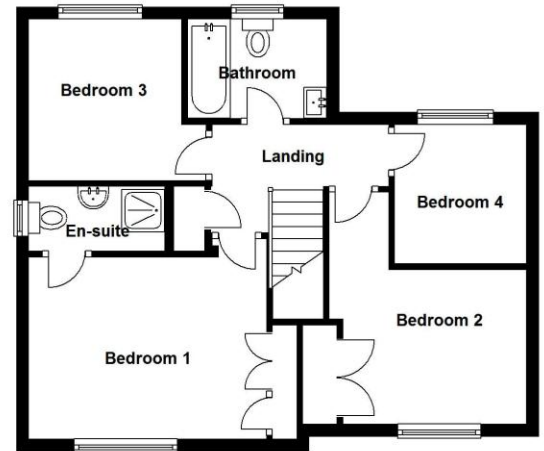
Ground Floor

Approx. 74.4 sq. metres (801.2 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.2 sq. feet)



Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

PROPERTY SUMMARY

Available with NO ONWARD CHAIN and situated in a favoured position in this popular North Yate cul-de-sac a mock Tudor style four bedroom detached house built by Heron Homes in the mid 1980's.

- Two separate reception rooms
- Kitchen/breakfast room
- Separate utility room
- Cloakroom
- Large Private Rear Garden
- Double garage plus parking for four cars
- En-suite shower room
- Built in wardrobes

SURROUNDING AREA

Yate is approximately 11 miles from Bristol city centre. It has developed considerably from the 1960s onwards, and now includes a pedestrianised shopping centre, with a number of independent and chain stores, banks, building societies and Post Office together with a choice of large supermarket stores, a walk-in minor injuries unit, library and leisure centre. There are also a number of Doctors and Dentist surgeries.

Yate Common on Westerleigh Road is used for dog walking, nature watching, kite flying, circuses and fairs and the town has a skatepark at Peghill.

There are a number of primary and secondary schools within Yate, with sixth form education at Cotswold Edge which is a collaboration of the three sixth forms of Brimsham Green School, Chipping Sodbury School and Yate International Academy.

Yate has a mainline railway station, and is approximately 6 miles from the M4 and the M32, and 8 miles from the M5. Bristol Airport is approximately 19 miles to the south.

Tiled and pitched canopy over entrance door with outside light, hardwood effect PVCu entrance door with obscure glazed arched panel, diamond leaded obscure double glazed side screen.

ENTRANCE HALLWAY Oak effect laminated flooring, single panel radiator, understairs cupboard, staircase with turned newel post and spindles leading to first floor, door to cloakroom.

CLOAKROOM Close coupled W.C., wall mounted wash hand basin with tiled splash back, single panel radiator, electric air extractor.

LIVING ROOM 15' 10" x 10' 6" (4.83m x 3.2m) Hardwood effect PVCu double glazed window with white inner facings with diamond lead work overlooking front garden, oak effect laminated flooring, two single panel radiators, central heating thermostat, television aerial connection, cable T.V. connection, power points, gas point for gas fire, PVCu double glazed sliding patio door with hardwood effect outer facing with white inner facing leading to rear garden with matching side screen, coved ceiling.

DINING ROOM 9' 8" x 9' 2" (2.95m x 2.79m) Hardwood effect PVCu double glazed window with white inner facings and diamond lead work overlooking front garden, single panel radiator, coved ceiling, internet cable connection, power points.

KITCHEN/BREAKFAST ROOM 12' 7" x 9' 5" (3.84m x 2.87m) Stainless steel one and a half bowl single drainer inset sink unit with monobloc mixer tap, comprehensive range of fitted wall and base units with light oak panelled doors, display cabinet with glass doors with diamond lead work, laminated work surfaces with concealed lighting over, tiled surround, Belling four burner gas hob with Belling electric air re-circulator over, Hotpoint double oven and grill, plumbing for automatic dish washer, double panel radiator, oak effect laminated flooring, door to utility room.

UTILITY ROOM 5' 9" x 5' 8" (1.75m x 1.73m) Wall mounted gas fired boiler supplying central heating and domestic hot water, single panel radiator, laminated work surface, space for upright fridge/freezer, plumbing for automatic washing machine, oak effect laminated flooring, half double glazed PVCu door with hardwood effect outer facing with white inner facing leading to rear garden.

FIRST FLOOR

LANDING Balustrade with turned newel post and spindles, access to loft space, airing cupboard with hot water storage cylinder, electric immersion heater and slatted shelves, ceiling mounted smoke detector.

BEDROOM ONE 12' 10" to wardrobe door x 9' 8" (3.91m to wardrobe door x 2.95m) Hardwood effect PVCu double glazed window with white inner facings and diamond lead work overlooking front garden, single panel radiator, built in double wardrobe with mirror fronted doors hanging rail and shelf, door to en-suite shower room.

EN-SUITE SHOWER ROOM White suite comprising close coupled W.C, pedestal wash hand basin, corner shower cubicle with two glass sliding doors, fully tiled walls, thermostatic shower valve, shower head on sliding rail, ceramic tiled floor, Hardwood effect PVCu double glazed window with white inner facings and diamond lead work with obscure glass.

BEDROOM TWO 10' 6" maximum x 9' 1" (3.2m maximum x 2.77m) Hardwood effect PVCu double glazed window with white inner facings and diamond lead work overlooking front garden, single panel radiator, built in double wardrobe with mirror fronted doors hanging rail and shelf.

BEDROOM THREE 8' 7" x 8' 2" (2.62m x 2.49m) Hardwood effect PVCu double glazed window with white inner facings and diamond lead work overlooking rear garden, single panel radiator.

BEDROOM FOUR 7' 7" x 6' 5" (2.31m x 1.96m) Hardwood effect PVCu double glazed window with white inner facings and diamond lead work overlooking rear garden, single panel radiator.

BATHROOM With coloured suite comprising panelled bath with shower mixer tap, shower head on sliding rail, fully tiled bath surround, shower rail and curtain, close coupled W.C., pedestal wash hand basin with tiled splash back, double panel radiator, electric shaver socket, hardwood effect PVCu double glazed window with white inner facings and diamond lead work with obscure glass.

GARDEN FRONT Facing due South, mainly laid to lawn with flower beds, tarmac driveway providing off road parking for 4 cars leading to double detached garage, pathway at the side leading to rear garden, gate to rear garden, gas and electric meter boxes.

DOUBLE GARAGE 17' x 16' 6" (5.18m x 5.03m) Two up and over doors, one door operated with a Motorlift 5000 electric motor, overhead storage space, side window with diamond lead work, half glazed door with diamond lead work, power and light.

GARDEN REAR Facing due North with uninterrupted easterly and westerly aspects, fully enclosed enjoying a high level of privacy, laid to lawn with paved seating area, wide range of trees and shrubs, outside water tap.

TENURE: Freehold

COUNCIL TAX BAND: E

ENERGY EFFICIENCY RATING: D

EXACT AGE OF PROPERTY: 1985 Approx

TOTAL FLOOR AREA: 98m²

It is a condition of these particulars that all negotiations are conducted through MacKendrick Norcott:- MAKING AN OFFER : When you make an offer on this property we, as the sellers agent, will require information with regard to your ability to purchase. PHOTOGRAPHS: Please note that we provide photographs for general information only. Photographs may depict the property in a furnished condition. It must not be assumed that any item shown is included in the sale with the property unless specifically mentioned. INDICATED MEASUREMENTS ARE FOR GUIDANCE ONLY. NOTE: We have not surveyed the property or tested the services, appliances or fittings. Room measurements should not be relied upon for carpets and curtains.

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