



**Bridge Road,
Yate, Bristol, BS37 5JJ**

Price: £495,000

Property Features

- Delightful Cottage
- 3 Double Bedrooms
- 21' Lounge
- Kitchen/Breakfast Room
- Utility Room
- Good Sized Rear Garden
- Potential to Extend (subject to planning permission)
- Double Garage
- Plot circa 1/2 Acre

Full Description

ENTRANCE PORCH

Door to;

LOUNGE/DINER

21' 4" x 14' 0" (6.5m x 4.27m)

Dual aspect. Chimney with feature fire surround and inset wood burning fire. Radiator. Television point. Stairs to first floor. Double glazed window. Double opening doors to rear garden. Arch to:

KITCHEN/BREAKFAST ROOM

12' 7" x 9' 9" (3.84m x 2.97m)

Granite work top surface with inset sink unit and mixer tap. range of base level cupboards and drawers. Inset 4 ring halogen hob with electric oven under and canopy extractor over. Integrated dishwasher. Matching wall mounted cupboards. Double glazed windows. Door to

UTILITY ROOM

10' 0" x 8' 0" (3.05m x 2.44m)

Wood work top surfaces with inset Belfast sink. Base level cupboards. Space and plumbing for washing machine. Door to rear garden.

LANDING

Doors to;

MASTER BEDROOM

12' 4" x 10' 3" (3.76m x 3.12m)

Front aspect. Range of built in wardrobe cupboards with hanging space and shelving. Radiator. Double glazed window



BEDROOM TWO

10' 8" x 8' 8" (3.25m x 2.64m)

Garden aspect. Radiator. Storage cupboard. Double glazed window.

BEDROOM THREE

11' 5" x 10' 1 max" (3.48m x 3.07m)

Front aspect. Fitted wardrobes. Radiator. Double glazed window.

BATHROOM

9' 9" x 8' 7" (2.97m x 2.62m)

Four piece suite comprising: oval freestanding bath with central mixer taps. Tiled shower cubicle with wall mounted shower and mirrored screen. Low level W.C. Pedestal wash hand basin. radiator. Opaque double glazed window.

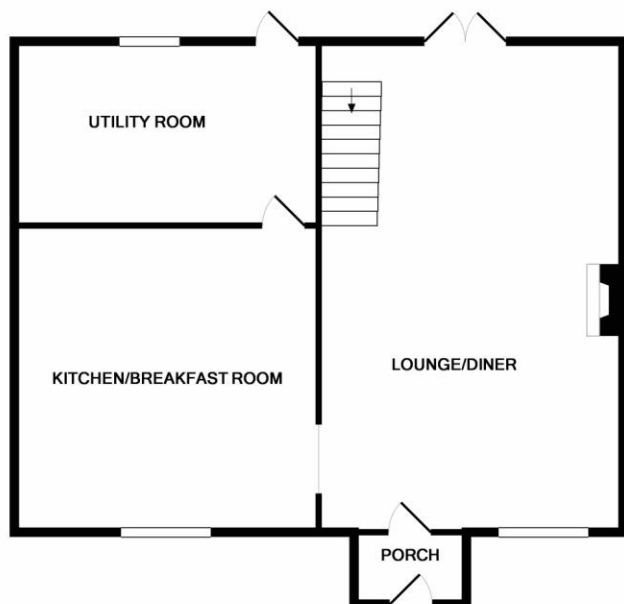
OUTSIDE

Private rear garden, all set in plot of approximately 1/2 acre, mainly laid to lawn with patio area and side access gate.

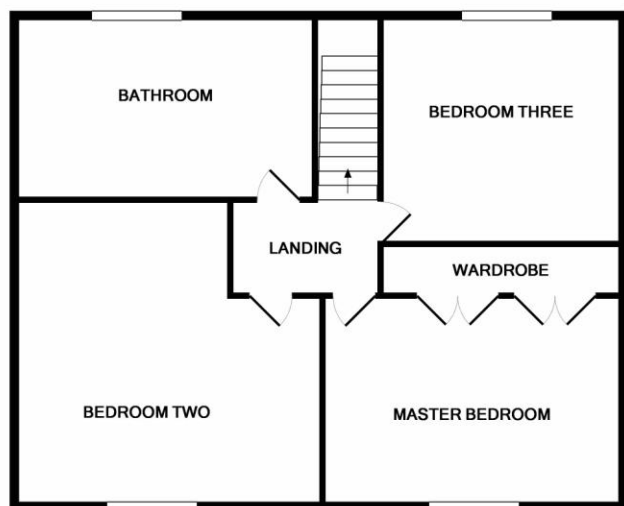
DETACHED DOUBLE GARAGE

With power and lighting.



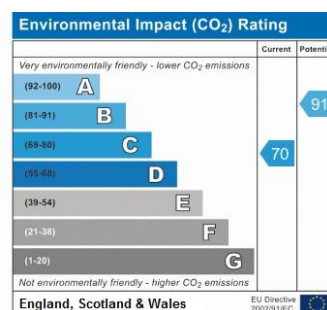
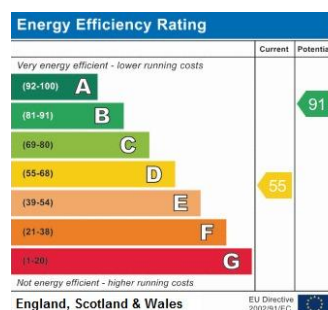


GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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4 Flaxpits Lane
Winterbourne
Bristol
Avon
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

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