



**01454 326846**  
neil@mwfarringtons.co.uk



## BARKERS MEAD, YATE, BRISTOL

**£569,950** Freehold

A desirable 1990's David Wilson build, set in the much sought after area of Brimsham Park, with only one original owner that has given this wonderful home much attention to detail; this stylish detached property could be a perfect forever home with plenty of room for a growing family.

- Brimsham Park Location
- Walking distance to local shops and amenities
- Well Presented Property
- Detached family home
- Four Bedrooms With Fitted Wardrobes
- Ensuite Shower Room
- Utility Room
- Downstairs WC

Set in the attractive location of North Yate in the heart of Brimsham Park with only one original owner, Farringtons welcomes this executive, four bedroom detached house that was originally built in the 1990's by the ever popular David Wilson developer. Located in an idyllic and popular area with amenities on the doorstep, this stylish and vastly improved property could be your forever family home.

On entering the property you are welcomed by an entrance porch leading into the light and generous hallway. Continuing downstairs the property comprises of a spacious kitchen with quartz worktops and high gloss units, utility room, useful downstairs WC, dining room, spacious lounge with feature fireplace and attractive bay window, conservatory space and not to mention the added benefit of garage storage and a converted playroom/reception room, which has been an advantageous added addition by the current owner.

Upstairs is home to a spacious, open and light landing with lavish Canadian Oak staircase, the upstairs is further complimented by four sizeable bedrooms, which all benefit from fitted wardrobe space.

A stylish and modern main family bathroom and en-suite completes the upstairs of this wonderful and versatile home.

Outside; the house is blessed with a paved driveway, a private rear garden which is predominantly laid to lawn with established, well stocked borders, and a generous patio area; ideal for outside entertaining.

The garden further benefits with a side access gate and very handy garden storage that has been lovingly built by the owner.

We think you'll agree this stylish home is not to be missed, a viewing is strongly advisable before it's sold.

Call our office today to arrange your exclusive viewing 01454 326 846.

Council Tax Band: Band E

Tenure: Freehold

### **Entrance Porch**

handy entrance porch with coat hanging space.

### **Lounge**

A spacious and homely living space, complete with feature fire place and desirable bay window.

### **Dining Room**

Dining room with French doors to the lounge and sliding doors leading to the conservatory

### **Conservatory**

Useful conservatory space with a surround view of the garden and rear garden access through sliding door.

### **Kitchen**

A sizeable family kitchen with high gloss units, quartz worktops and dual fuel cooker.

### **Utility room**

Handy utility room with space for washing machine or other appliances.

### **WC**

contemporary white suite with lavatory and sink

### **Play Room**

An addition from the owner, an attribute to the property and a perfect size for a play room/extra reception room.

### **Garage**

some garage storage with standard up and over garage door.

### **Bedroom 1**

A sizeable double room with ample fitted integral wardrobe space

### **En-suite**

An en-suite complete with shower, lavatory and sink all complimented with a vanity unit and situated adjacent to the main bedroom.

### **Bedroom 2**

a sizeable room with fitted wardrobe which could easily house a double bed.

### **Bedroom 3**

A double bedroom with fitted integral wardrobes

### **Bedroom 4**

A single room with fitted wardrobe space.

### **Bathroom**

contemporary white suite with vanity unity and "P" shaped bath.

### **Outside**

Outside is home to a driveway to the front of the property, rear garden and useful shed built by the current owner.

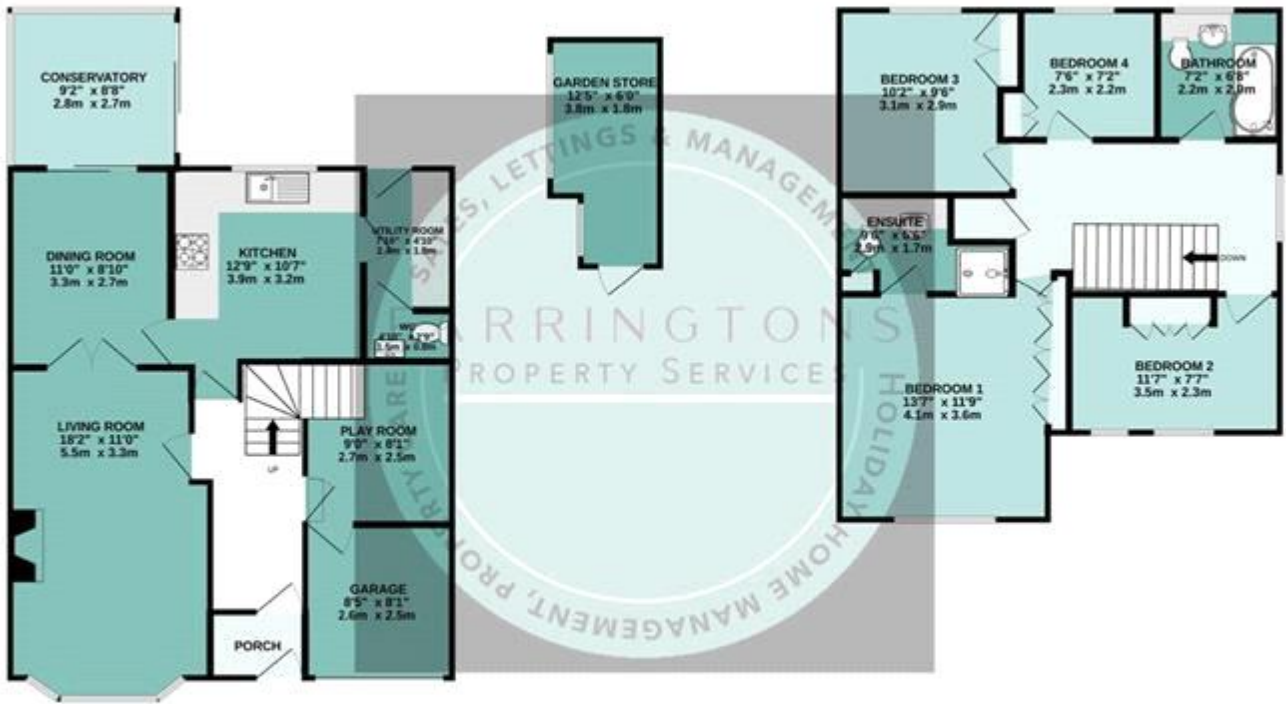




**BARKERS MEAD, YATE, BRISTOL**  
**£569,950** Freehold


GROUND FLOOR  
757 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.

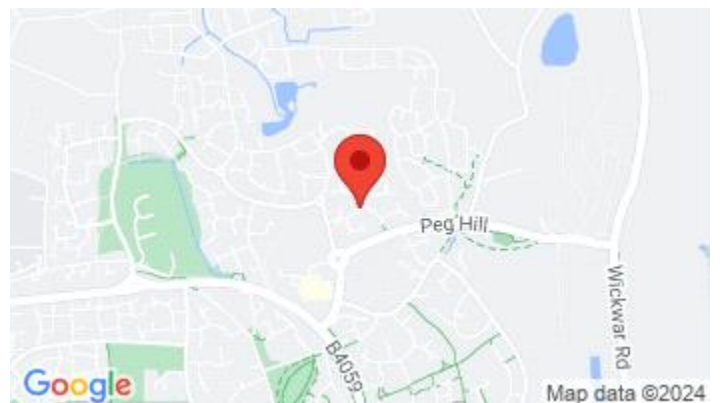


TOTAL FLOOR AREA : 1373 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropex ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.