



CLAYHILL DRIVE, YATE, BRISTOL

£379,950 Freehold

Part of the 'Autumn Brook' development, this stylish, semi detached, three bedroom home is a welcome addition to the property market, set over three levels in a much desired North Yate location, this modern Town house could be the forever, faultless, family home.

- Immaculately Presented
- Semi Detached Town House
- North Yate Location
- David Wilson Build
- Three bedrooms
- Ensuite Shower Room
- WC
- Private Rear Garden
- Gas central heating and

A ever popular David Wilson built home, in the 'Autumn Brook' development, this stylish and contemporary town house is a much welcome addition.

Located in the favoured North Yate location, close to local amenities, schools and play area, this could be the perfect forever family home for any growing family.

The ground floor comprises of stylish study room, modern WC and light and spacious Kitchen diner with patio doors leading out to the enclosed, private rear garden with some useful storage space.

The middle floor is home to a light, and comfortable living room (which could easily become a fourth bedroom) which is an ideal space to settle in for the evening, the second floor also contains a main bedroom with ample fitted wardrobe space and stylish, modern en-suite shower room.

The top floor comprises of two extensive bedrooms, and a modern main family bathroom complete with white contemporary suite.

Outside; the property is blessed with a private, enclosed rear garden, perfect for alfresco dining; including sunny patio area, decking dining space and convenient side access gate.

Further benefits include gas central heating and double glazing, substantial garage space, and plenty of parking for several vehicles.

A modern and versatile home which has been tastefully improved by the current owners, a chance not to be missed, book your viewing today before it's gone!

Council Tax Band: D

Tenure: Freehold

Study

A useful and versatile study room which views of the front of the property.

WC

modern contemporary downstairs WC

Kitchen/diner

Sizeable kitchen diner with base and eye level units, pretty, and tastefully decorated space, with cupboard storage and patio doors leading out to the rear garden.

Bedroom 1

Main bedroom currently used a dressing room; housing ample built in storage space with views of the front of the property.

En-suite

contemporary suite with double shower, situated just off the main bedroom.

Living room

Comfortable and tastefully decorated living room with ample space and plenty of light.

Bedroom 2

Sizeable bedroom with skylight and plenty of room for a double bed or bigger.

Bathroom

Main family bathroom with contemporary, modern white suite

Bedroom 3

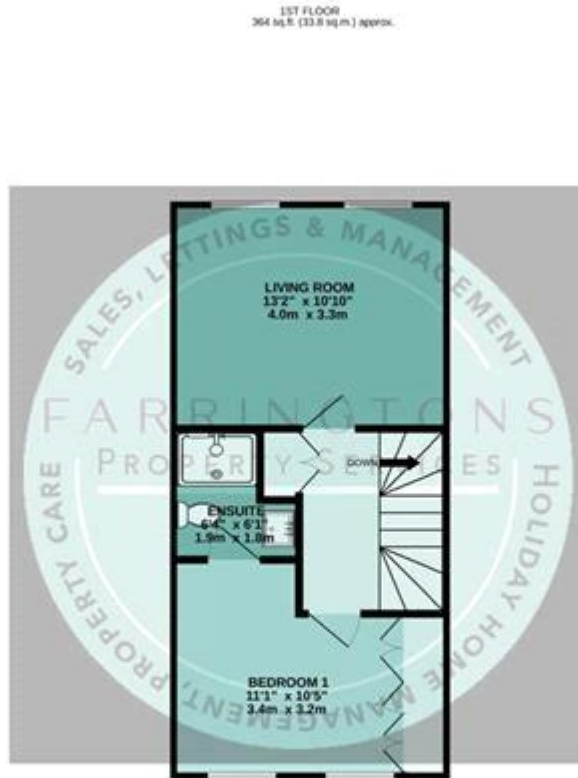
Spacious third bedroom with plenty of space for a double bed if not bigger, and view of the rear garden.

Garage

Substantial garage with power and lights.



CLAYHILL DRIVE, YATE, BRISTOL
£379,950 Freehold



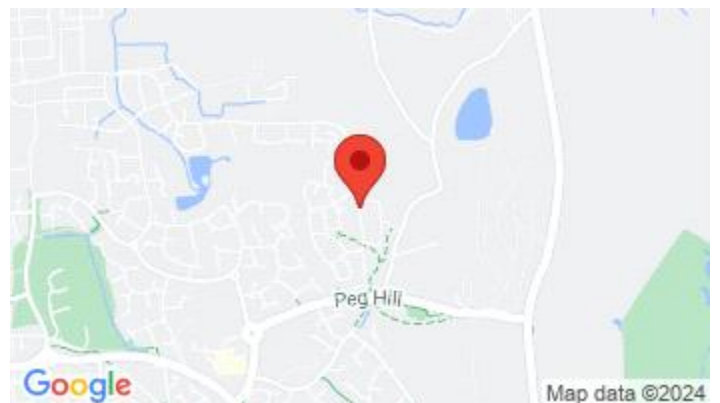
TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.

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 Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		100	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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/fittings 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.