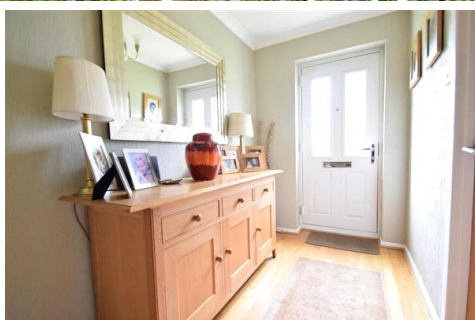




**01454 326846**  
neil@mwfarringtons.co.uk



## ASH CLOSE, YATE, BRISTOL

**£470,000** Freehold

Offered with no onward chain, In an idyllic setting, tucked away, and close by to local schools parks and amenities, this extended four bedroom, detached home is a rare find in a central Yate location.

**SSTC**

- Idyllic Location
- No Onward Chain
- Close by to Frome Valley Walkway and Green Space
- Four Bedroom, Detached Family Home
- Cul-de-Sac
- Close by to the local schools, parks and amenities

Offered with no onward chain, in a tranquil setting, close to frome valley walkway, nearby to local parks and vast green space, this beautiful home is complimented by it's idyllic and peaceful location, right in the heart of Yate with everything you need nearby. Tucked away and a rare find, in a quiet cul-de-sac, this extended four bedroom property has been beautifully designed by the current owner to work for any growing family. On the ground level on entering the property you will find a kitchen space with integral pantry storage, downstairs WC, extensive, dual aspect lounge diner, and an additional bedroom/reception room with useful en-suite bathroom. Upstairs is home to a family bathroom, three sizeable bedrooms, all with built in wardrobe space, with the main bedroom having a dual aspect and views to the front of the property, looking over the river Frome and woodland area. Outside, the garden has a sunny aspect, with established borders, ornamental pond and patio dining area, along with a single garage and driveway parking. This delightful property is blessed by its fantastic location and its versatility and could be your next family home. Call today to arrange your exclusive viewing.

Council Tax Band: council tax band D  
Tenure: Freehold

### **Entrance hall**

A light and welcoming entrance hallway

### **WC**

useful downstairs WC with white suite

### **Kitchen**

Kitchen space with integral pantry space and appliances

### **Lounge/diner**

An extended room with a dual aspect, and tasteful decor.

### **Bedroom 4**

A useful downstairs bedroom with doors leading to the rear garden with helpful disabled access ramp from the garden.

### **En-suite**

A handy downstairs en-suite bathroom with bath tub and corner sink wash basin.

### **Bathroom**

A bespoke family bathroom with over bath shower and frosted window facing the rear garden.

### **Bedroom 1**

A stylish double room with a dual aspect and mirrored fitted wardrobe space.  
Views over the woodland area to the front of the property.

### **Bedroom 2**

A double bedroom with dual aspect and integral wardrobe space.

### **Bedroom 3**

A sizeable and tasteful single bedroom

### **Garage**

A single garage with electric, power and up and over garage door.

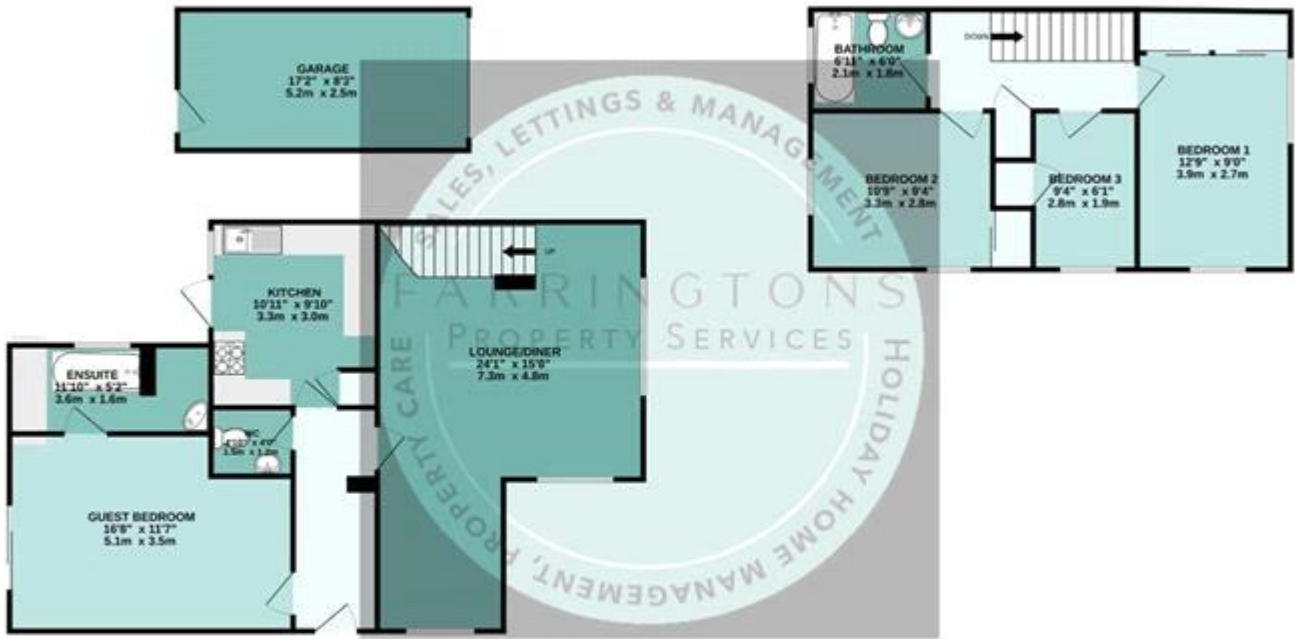




ASH CLOSE, YATE, BRISTOL  
£470,000 Freehold


GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.

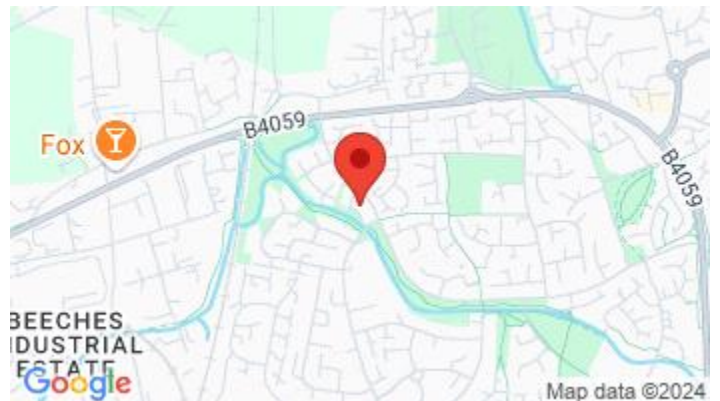


TOTAL FLOOR AREA: 1306 sq.ft. (121.3 sq.m.) approx.

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.  
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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>72</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/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.