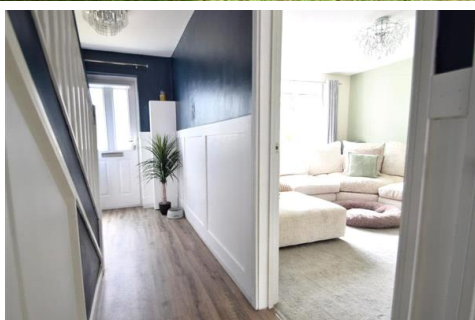




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BROCKWORTH, YATE, BRISTOL

£320,000 Freehold

Polished and freshly updated throughout with a contemporary style and flamboyant charm, this immaculately presented three bedroom, semi detached home in Brockworth is a must see!

SSTC

- Popular location of Yate
- Immaculately Presented
- Three bedroom semi detached property
- Close to Local Amenities and Schools
- Heavily updated by current owner
- Garage and Off Street Parking

With taste and style in mind this flawless home is a must see, right in the heart of the popular location of Brockworth and on the doorstep of sought after schools and local amenities, a viewing of this three bedroom home is strongly advised!

On entering the property the downstairs opens to a light entrance hallway with cupboard space and neatly presented under-stairs storage, a dual aspect, modern lounge diner; ideal for entertaining and unwinding, a modern galley style kitchen with plenty of unit and worktop space, and an exceptional, versatile conservatory, which overlooks the rear garden from all angles.

Upstairs the property is blessed with three beautifully decorated bedrooms with some integral storage and a modern family bathroom, which is complimented with a contemporary suite. vanity unit space and over bath shower.

Outside, the property is home to a low maintenance garden, with ample patio space, and complete with a bohemian style, sheltered seating area. Further benefits include gas central heating, double glazing a single garage with electric supply and off street parking. A contemporary family home, with an abundance of style and charisma in a much sought after location; a property not to be missed, call Farringtons today to arrange your exclusive viewing.

Council Tax Band: Band B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Entrance hall

A stylish and light hallway with integral cupboard space, and well designed under-stairs storage.

Lounge/diner

A spacious lounge/diner with a dual aspect view and doors leading out to the conservatory.

Kitchen

A modern, galley style kitchen with ample base and eye level units, gas hob, sink and drainer and doorway to the main entrance hallway and entry to the conservatory.

Conservatory

A versatile conservatory space with heating, and all round view of the rear garden.

Bedroom 3

A single bedroom with box over stairs and views to the front of the property.

Bedroom 2

A double bedroom with integrated wardrobe space and views over the rear garden.

Bathroom

A stylish family bathroom with contemporary white three piece suite with over bath shower and under sink vanity unit.

Bedroom 1

A spacious double bedroom with views to the front of the property.

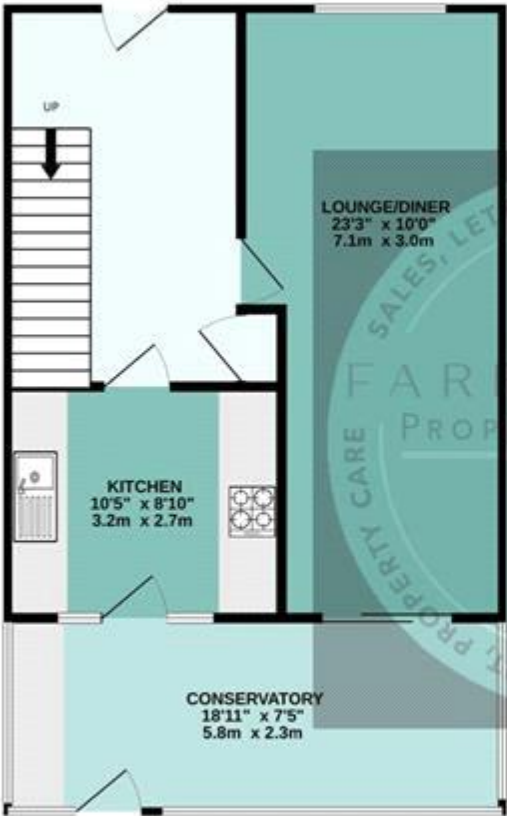
Garage

a single garage with electric supply and ample storage.

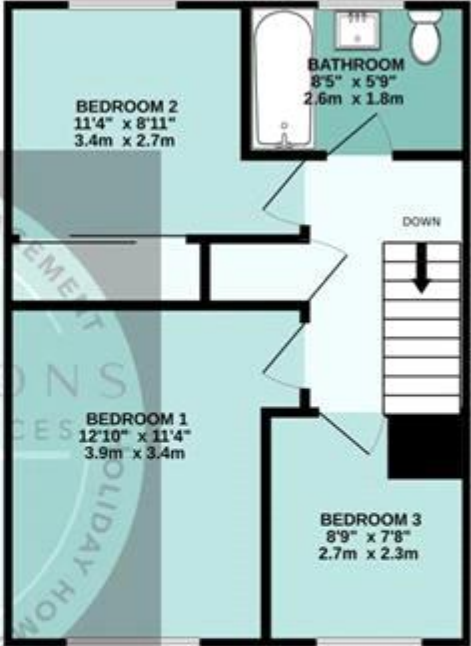


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GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

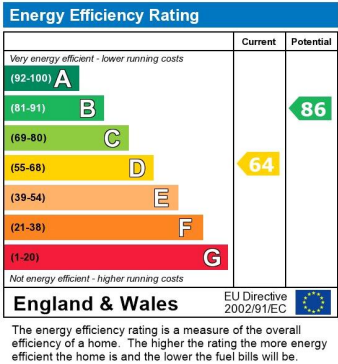


1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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 Metrix 5/20/4



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