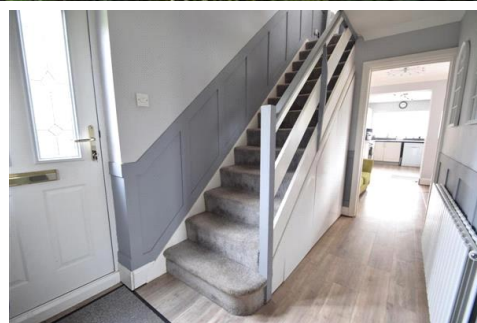




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## SOMERSET AVENUE, YATE, BRISTOL

**£415,000** Freehold

Vastly improved and modernised by the current owner; this three bedroom extended, detached home situated in the ever popular "counties" area of Yate is a fantastic find in a superb location!

- Popular location of Yate
- Close by to transport links, Schools and Amenities
- Three Bedroom Detached Property
- Well Presented Throughout
- Open Plan Kitchen Diner
- Bespoke Garden Bar
- Integral Wardrobe space
- WC

Modern, spacious, versatile and well positioned is just a few ways we'd describe this superb three bedroom detached home in Somerset Avenue.

With Schools, amenities, and local parks on the doorstep this could be the perfect home for a growing family, or the next step up the property ladder.

This extensive home does not disappoint and offers plenty of versatility;

On the ground floor you will find a useful downstairs WC, an open plan kitchen diner with access into the rear garden, and a contemporary lounge area, which is perfect for unwinding and settling in with the family.

Upstairs the property is home to three generous sized bedrooms all complete with tasteful, modern decor, and with some integral wardrobe space

The upstairs further benefits a wide open landing and a family shower room, with an upgraded suite and a greatly desired walk in shower.

The garden is a fantastic space that is a credit to its current owners; with family in mind it is the perfect combination for outside entertainment and family life.

Kitted out with a fully functioning garden bar, patio dining area and pleasing green space it fully lends itself to adapt for modern living.

Further benefits to this wonderful home include a substantial double garage, off street parking and gas central heating.

A tremendous find, in a central Yate location, call now to arrange your viewing today!

Council Tax Band: Band D

Tenure: Freehold

### **Lounge**

A tastefully decorated, cosy lounge area with views to the front of the property and entry to the kitchen diner.

### **Kitchen/diner**

A generous room with ample space for a dining seating area, and plenty of units and storage, with views overlooking the rear garden.

### **WC**

A useful WC with a modern white suite.

### **Bedroom 1**

A double room with plenty of integral wardrobe space and views to the front of the property.

### **Shower Room**

An upgraded shower room, with a contemporary white suite, fitted with a walk in shower, and under sink storage.

### **Bedroom 2**

A generous sized double room with views overlooking the rear garden.

### **Bedroom 3**

A large single room with built in storage.

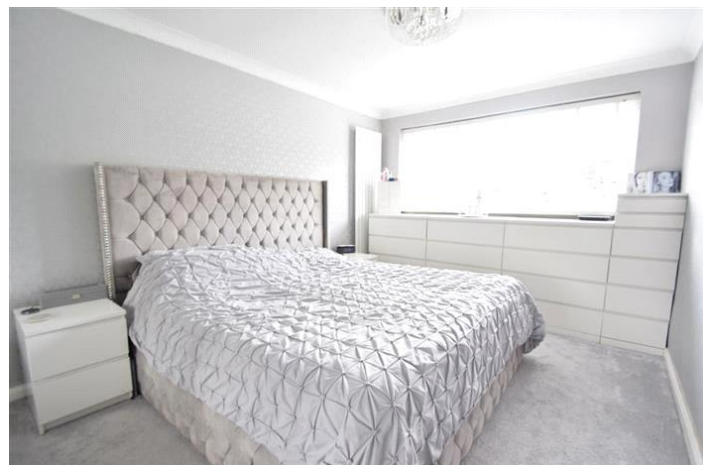
### **Garage**

A double garage with electric and power.

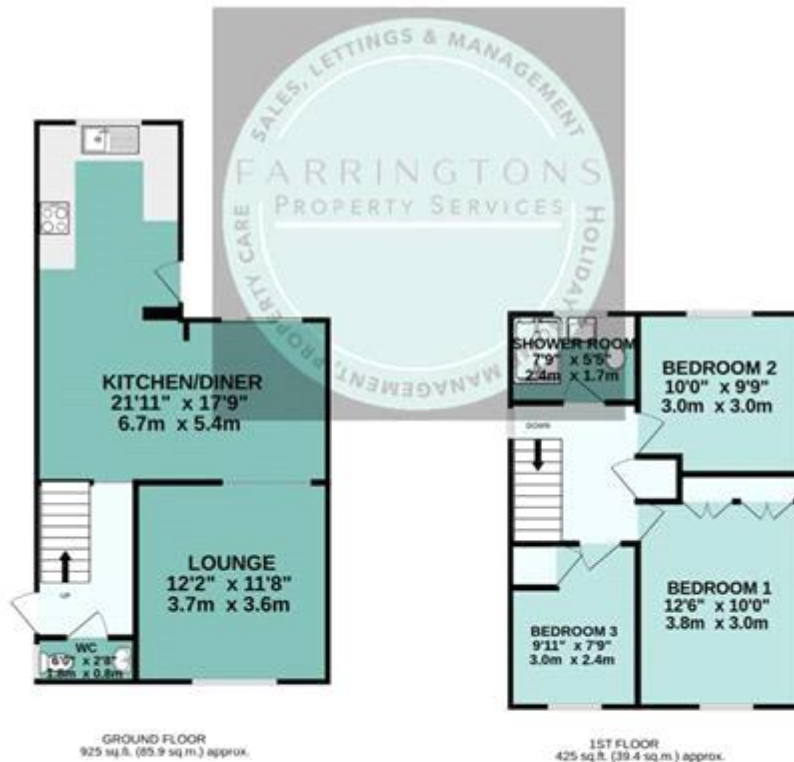
### **Garden Bar**

Your very own garden bar, complete with wall hanging optics, fitted bar table and cosy seating area, all nestled within the comforts of your own garden.





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**TOTAL FLOOR AREA:** 1349 sq ft. (125.3 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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