



01454 326846

contact-us@mwfarringtons.co.uk



FLETCHER ROAD, YATE, BRISTOL

£415,000 Freehold

Immaculately presented and in an attractive position, this versatile three bedroom/four bedroom town house home offers versatility and a growing space for the family.

- Set Over Three Levels
- Three/Four Bedroom Versatile Home
- Well Presented Throughout
- Popular "Ladden Garden Development"
- Double Bedrooms With Integral Wardrobe Space
- WC, En-suite and Family Bathroom

Beautifully presented and tastefully decorated throughout, this attractive home is situated in the ever popular "Ladden Garden development" and is blessed with a green outlook and tucked off the main thoroughfare.

Set over three levels, this modern property offers to the ground level an open entrance hallway with integral storage, A handy WC, a versatile office/bedroom, and an extensive family living space with kitchen area and room for dining.

The second floor is complete with landing space with built in storage, a cosy living room or bedroom, and the principal bedroom with built in wardrobe space and access to the ensuite shower room.

The top floor houses another two double bedrooms with some built in storage and the main family bathroom with modern suite.

Outside; the property is complimented by a low maintenance southerly aspect garden with stone chippings, decking seating area and useful side access.

Further benefits include a single garage, off street parking and convenient positioning close by to local shops and catchment area of popular local primary and secondary Schools.

A perfect forever family home with plenty of flexibility and readily available to view, call our office today to arrange your exclusive look of this wonderful home.

Council Tax Band: Band D

Tenure: Freehold

Management charge fees apply - £295.00 approx annual payment.

Parking options: Driveway, Garage, Off Street

Garden details: Private Garden, Rear Garden

Entrance hall

A light entrance hallway with access to the main family room, downstairs WC, office/bedroom with built in storage and stairs rising to the second level.

WC

A handy downstairs WC fitted with a white modern suite.

Office

A versatile room that could easily become a downstairs bedroom, with views overlooking the front of the property.

Kitchen/diner

An expansive kitchen/diner family room complete with a modern kitchen with plenty of worktop space, base and eye level units complete with built in appliances with plenty of space for seating, dining, built in storage and access to the private rear garden.

Bedroom 1

A double bedroom with built in wardrobe space and access to the en-suite shower room with views overlooking the front of the property.

En-suite

A modern shower room with a contemporary three piece suite, fitted with glass screen shower door, and laminate flooring.

Lounge

The upstairs lounge is an interchangeable room with plenty of flexibility for a cosy living space or double bedroom with views looking out onto the rear garden.

Bedroom 2

Located on the top floor, with ample space for a double bed, complete with fitted wardrobe space.

Bathroom

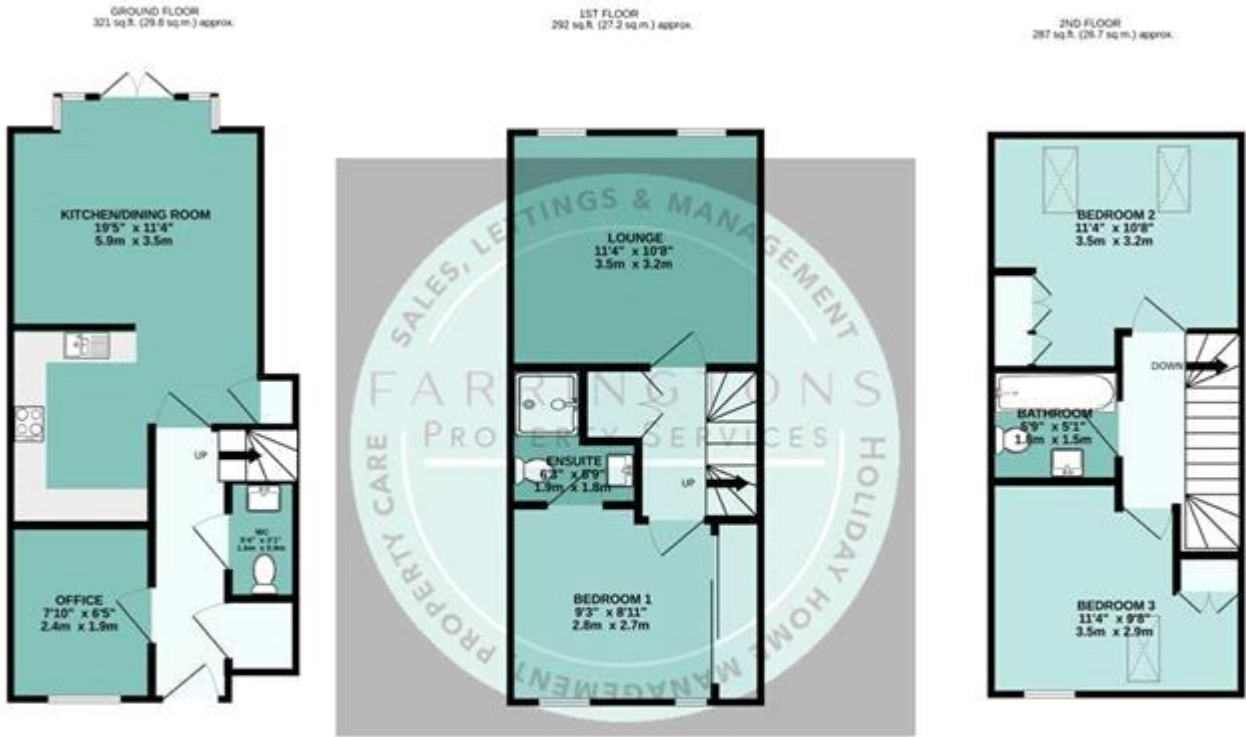
A modern three piece suite with over bath shower, under sink storage and laminated flooring.

Bedroom 3

A double bedroom with built in storage and views to the front of the property.



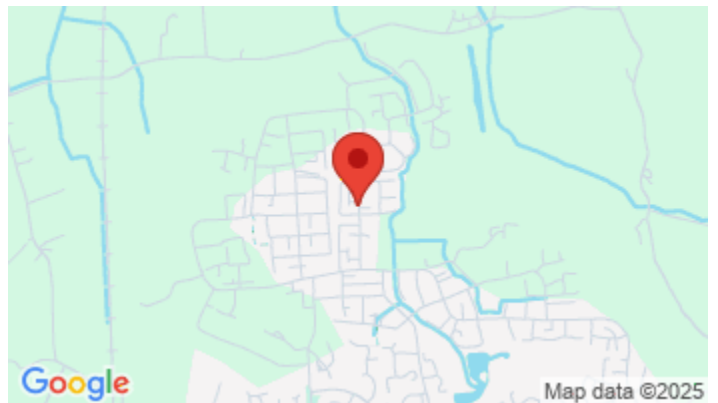
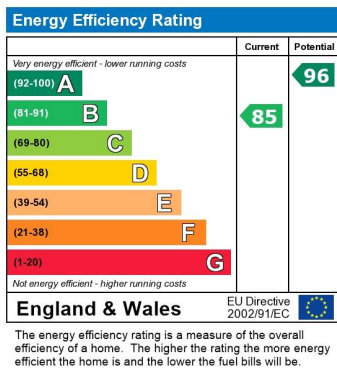
FLETCHER ROAD, YATE, BRISTOL
£415,000 Freehold



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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 Metropix C3025



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.