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THE LEAZE, YATE, BRISTOL

£390,000 Freehold

A rarity to the market, and a real find nestled within the quiet cul-de-sac of the Leaze! This three bedroom, detached property has plenty to offer and is a fantastic family home readily available to view.

- Detached Home
- Quiet Cul-de-Sac location
- Three bedrooms
- Well Presented Throughout
- Great Transport Links Near to Yate Train Station
- Heavily Improved by Current Owner
- Within Catchment Area of Sought After Schools

Heavily improved and vastly updated this three bedroom, detached home is a great find and ready and waiting for its next owner. Tucked away within a quiet cut-de-sac position with big brand super markets on the door step, local sought after schools within reach and Yate train station along with other public transport nearby; it makes for an excellent hub and future family home! On entering the property you'll find on the ground level an open entrance hallway, converted playroom/study, downstairs WC, modern cosy lounge space and updated and family friendly kitchen diner with doors leading out to the enclosed rear garden. Upstairs the property comprises of three spacious bedrooms with some integral wardrobe space and a tidy, well maintained family bathroom with white suite and newly added flooring. Entering into the garden you're immediately welcomed by a substantial decking dining area, complimented with a well tended lawn, side gate access and plenty of privacy giving you a real sense of comfort and calm. An ideal outdoor space for the whole family to enjoy. The property further benefits from double glazing, gas central heating and driveway, off street parking. Modernised with family in mind this fantastic home is a real gem, call today before it's gone.

Council Tax Band: C
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Enclosed Garden, Private Garden, Rear Garden

Entrance Porch

The entrance porch comprises of a window and access to the lounge and extra reception room.

Lounge

The lounge can be accessed via the kitchen diner, entrance porch and stairs. It has a large window as well as wood styled laminate flooring.

Kitchen/diner

The kitchen diner comprises of stylish base and high level units including an integrated dishwasher, and overhead extractor fan. complete with fashionable tiled flooring, built in breakfast bar, spot downlighting and French doors to the garden including handy single entry door.

WC

The WC features a pedestal basin as well as a window above the WC.

Bedroom 1

Double room with bay window to the front of the property with built in storage.

Bedroom 2

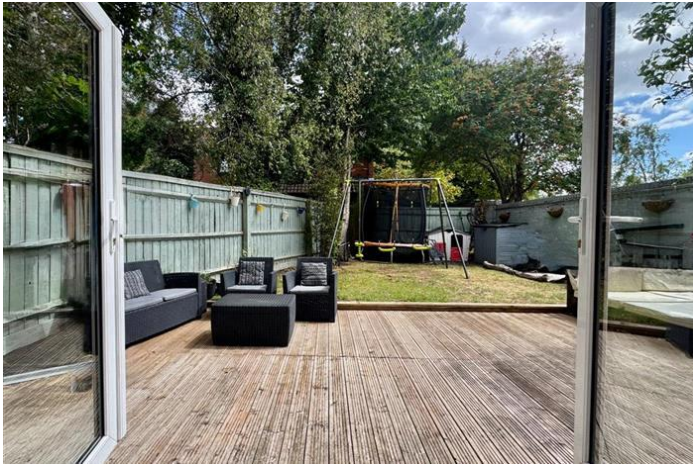
A small double or large single room, accessed via the landing and overlooking the garden, with built in wardrobes and carpeted throughout.

Bathroom

A modern three piece bathroom complete with shower over bath, bi-fold shower screen, WC, pedestal wash basin and frosted glass window facing the rear garden.

Bedroom 3

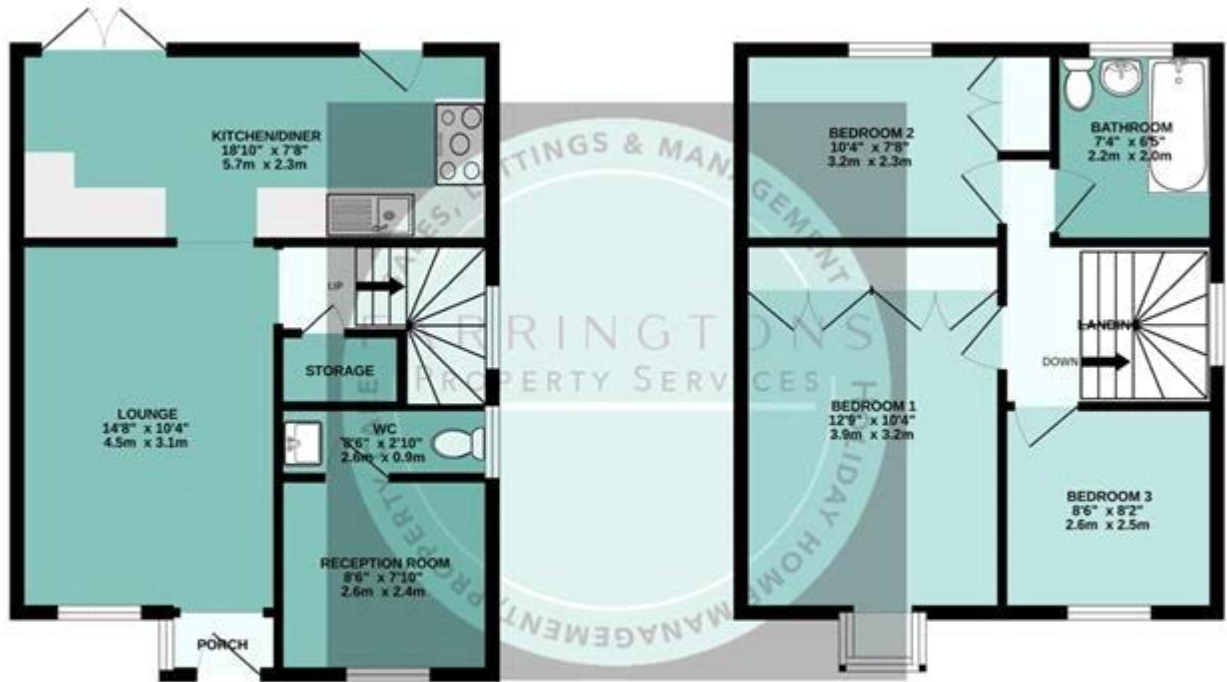
Single bedroom, carpeted throughout with views overlooking the front of the property.



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GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.

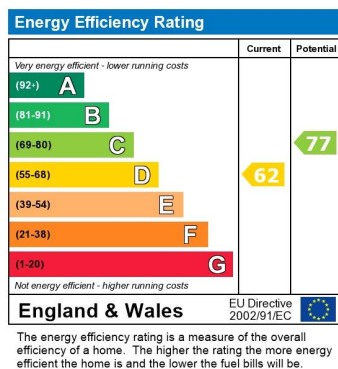
1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 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.

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