



£399,950

Elmgrove Drive

Yate, BS37 5BA



#### PROPERTY SUMMARY

Upon entering, you're welcomed by an entrance hall that leads to a convenient downstairs cloakroom. The spacious living room features elegant French doors that open directly into the rear garden, creating a seamless indoor/outdoor flow. Adjacent to the living room, the dining room provides additional access to the garden and a versatile family room area, ideal for entertaining or relaxing. The well appointed kitchen offers ample storage and functionality for everyday living.

Upstairs, there are three generously sized bedrooms, including a principal bedroom complete with its own shower room. The home also benefits from access to a loft space, providing additional storage.

Outside, a private driveway offers off street parking, adding to the home's practicality and appeal. The rear garden is private and thoughtfully designed for low maintenance enjoyment, laid with artificial grass and featuring a stylish decking area perfect for outdoor seating or dining. The garden wraps around the side of the property and flows seamlessly into the front garden, which is also laid with artificial grass for a neat and tidy finish all year round. A patio area accessed directly from the dining room provides an ideal spot for entertaining or relaxing in the sunshine.

3



2



2

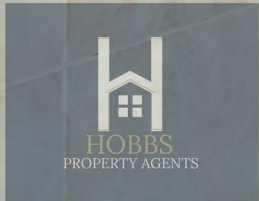








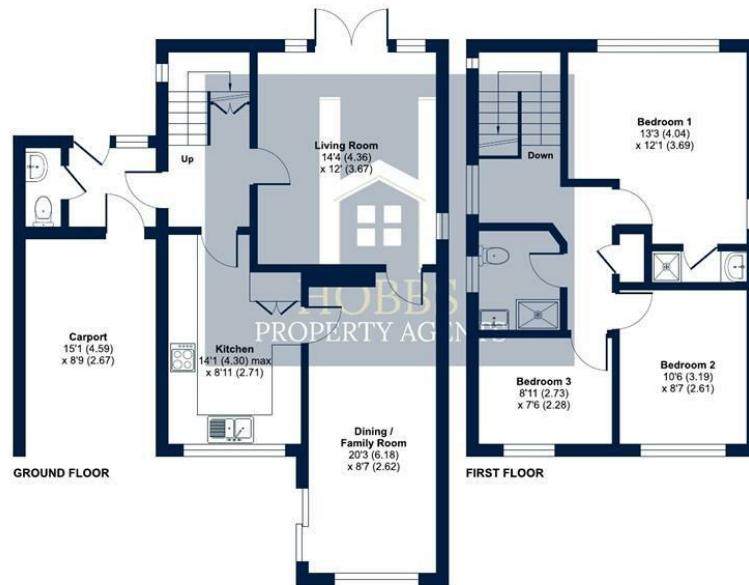




## Elmgrove Drive, Yate, Bristol, BS37

Approximate Area = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hobbs Property Agents Limited. REF: 1276620

**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk