

£425,000

Matthew Road

Yate, BS37 7FW

#### PROPERTY SUMMARY

Step into a bright and welcoming entrance hallway that sets the tone for the rest of the home, offering a sense of space and practicality from the moment you arrive. Just off the hallway is a convenient downstairs cloakroom, ideal for guests, along with access to a generously proportioned living room. This inviting space is perfect for both relaxing evenings and entertaining, with ample room for a variety of furniture layouts. To the rear of the property, the kitchen diner forms the heart of the home and is finished with quality heringbone laminated flooring. Thoughtfully designed and well equipped with integral appliances, it provides plenty of workspace and storage while still allowing for a comfortable dining area. Doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and making it an ideal space for family life and social gatherings.

Upstairs, the property continues to impress with three spacious double bedrooms, each offering plenty of natural light and flexibility for family members, guests or even a home office. The main bedroom benefits from its own en suite, adding a touch of privacy and convenience. In addition, there is a well proportioned single bedroom, perfect as a nursery, study or dressing room, alongside a modern family bathroom fitted to serve the remaining rooms.

Outside, the rear garden is a real highlight, offering a great size plot that is both practical and enjoyable. It is mainly laid to lawn, providing plenty of space for children to play or for keen gardeners, while the newly installed decking area offers the perfect spot for outdoor dining and relaxing in the warmer months.

To the front, the property benefits from a private driveway providing off street parking for two cars, as well as a garage, ensuring there is ample space for vehicles and additional storage. This well balanced home combines generous living space with practical features, making it an excellent choice for a wide range of buyers.

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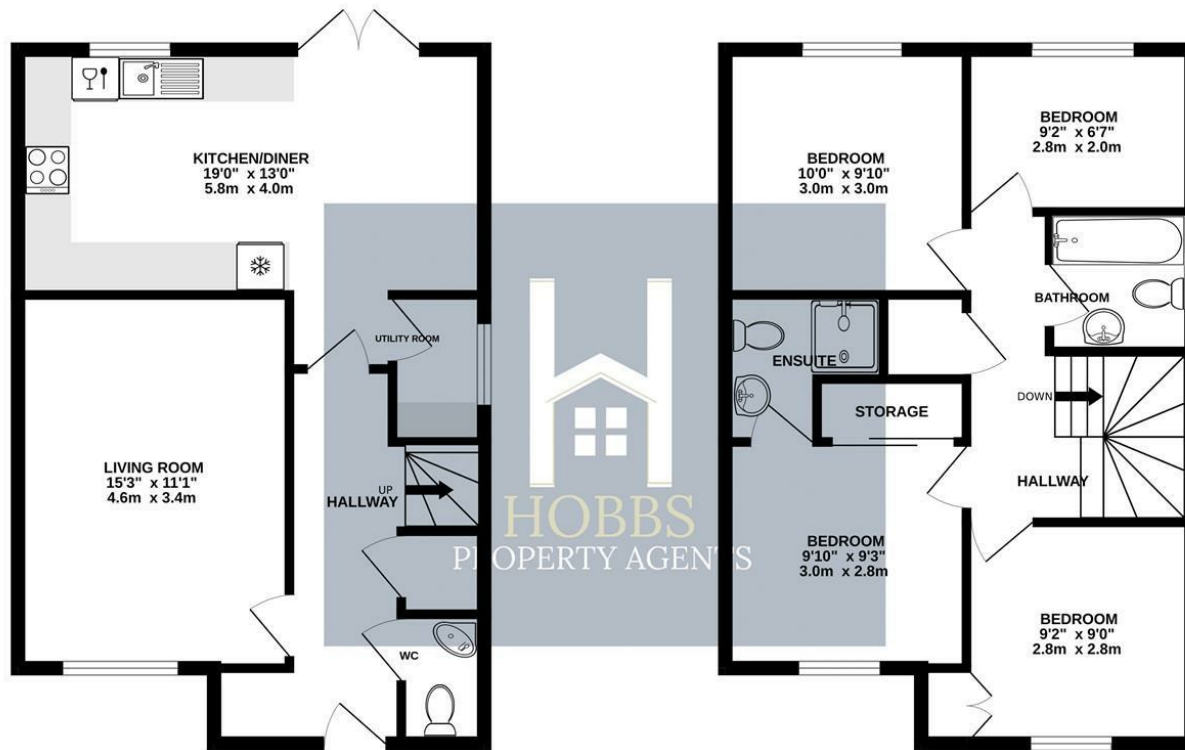






GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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**

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