

GUIDE PRICE

£335,000

Normandy Drive

Yate, BS37 4FH

PROPERTY SUMMARY

As you enter through the hallway, you'll find a spacious kitchen/breakfast room, perfect for casual dining and family meals. The living room/diner is bright and airy, featuring doors that open directly onto a patio in the rear garden. A cloakroom completes the downstairs. The first floor consists of a spacious double bedroom and generous single, both offering plenty of natural light. A family bathroom serves this floor, complete with modern fittings.

The top floor is dedicated to the principle bedroom, which features an en-suite shower room for added privacy and comfort. A further double bedroom on this floor can be used as a guest room, home office, or additional family space. Access to a partially boarded loft can be found on the landing.

The rear garden is ideal for entertaining and relaxing, featuring a patio area that's perfect for al fresco dining. The property also includes a private driveway providing off road parking for three cars. The front aspect has a leafy outlook overlooking trees, creating a real idyllic atmosphere only moments away from the heart of the town.

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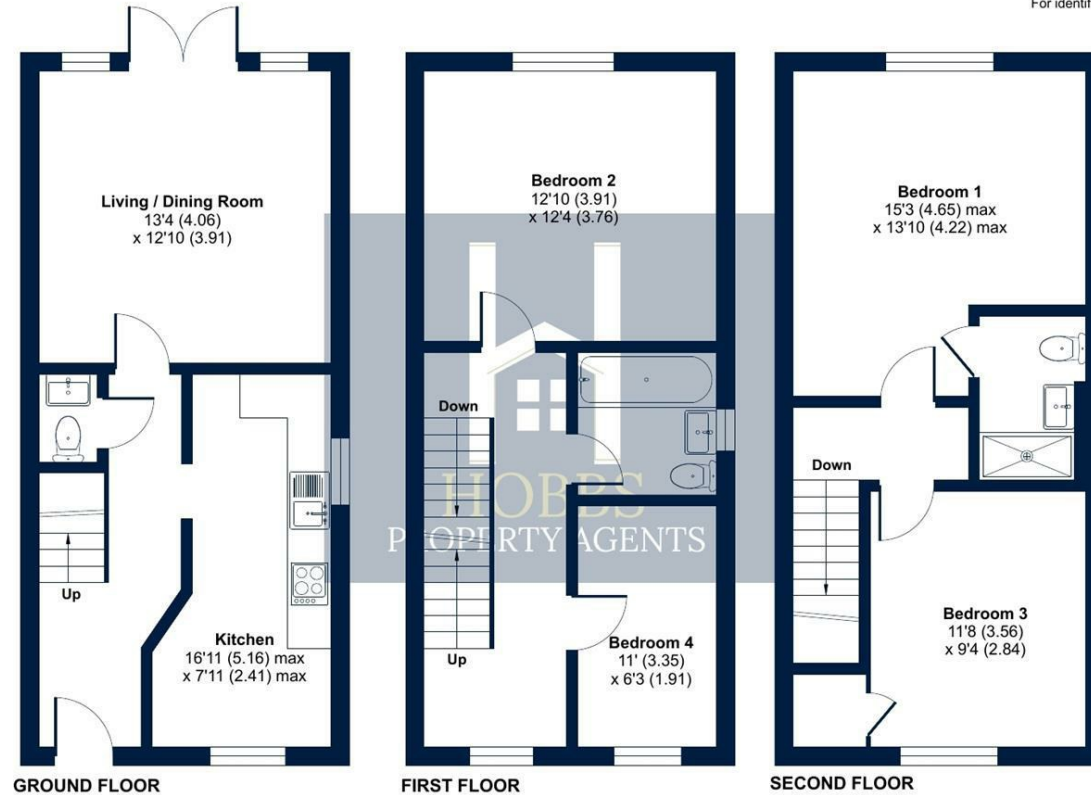




Normandy Drive, Yate, Bristol, BS37

Approximate Area = 1233 sq ft / 114.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Hobbs Property Agents Limited. REF: 1184249

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		88
(81-91) B	79	
(69-80) C		
(55-68) D		
(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

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