OFFERS IN THE REGION OF

£425,000

Broad Lane

Yate, BS37 7BE

PROPERTY SUMMARY

This beautifully presented home opens into a spacious entrance hallway with a convenient cloakroom and useful coat storage cupboard. The open-plan living and dining area creates a bright and welcoming space, with double doors leading directly onto the rear garden, perfect for indoor/outdoor living and entertaining. The contemporary kitchen is beautifully appointed and features premium SMEG appliances, combining stylish design with high-quality performance. Luxury vinyl flooring with underfloor heating runs throughout the ground floor.

Upstairs on the first floor are two generous bedrooms, including a stylish principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms and features both a bath and separate shower. The second floor provides two further double bedrooms offering flexible accommodation ideal for family members, guests, or a home office.

Outside, the rear garden has been thoughtfully designed with a patio, lawn, and decking area, creating a practical and enjoyable space for relaxing or entertaining. The property also benefits from a garage and off-street parking. Electric vehicle charging is available in the garage, with an additional charging point installed at the front of the house, offering excellent convenience for EV owners.

Offering flexible living space suited to families, professionals, or those working from home, this modern property is highly energy efficient and includes solar panels on the roof, helping to keep running costs low. The location is particularly well connected, with easy access to Bristol, Bath and London. The M4 and M5 motorways are within a short drive, and Yate Train Station is approximately 10 minutes away.

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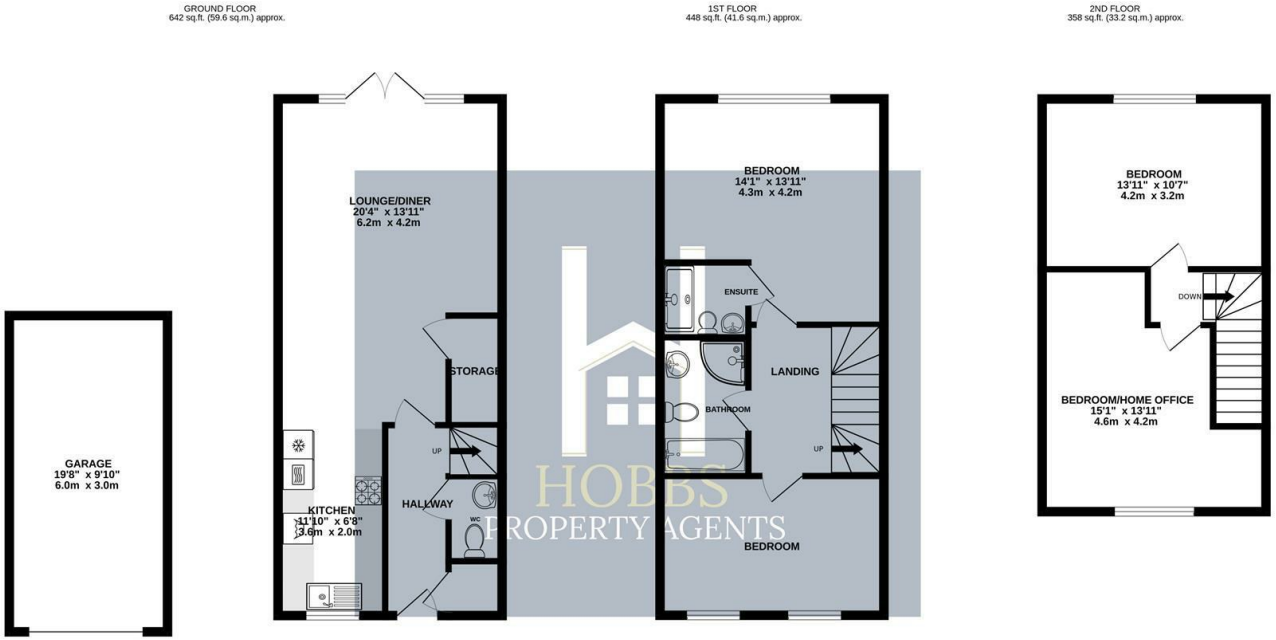

TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.

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
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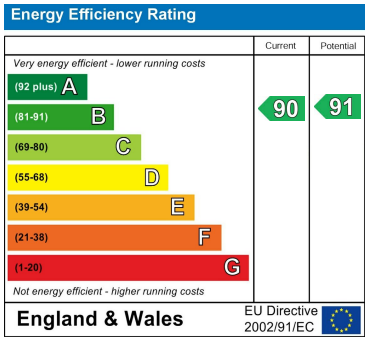
VIEWINGS
By prior appointment only



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

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