
HOBBS
PROPERTY AGENTS
OFFERS OVER
£400,000
Amberley Gardens
Yate, BS37 7DP

PROPERTY SUMMARY

As you step inside, you're welcomed by a bright entrance hallway, with a handy storage cupboard. To the left of the hallway is the fantastic kitchen diner, which runs the full length of the property and provides a lovely space for cooking and dining. The kitchen features stylish Shaker style cabinetry, giving it a lovely timeless feel, and benefits from integrated Neff appliances, including an oven, hob and dishwasher, along with a built in fridge freezer. There is plenty of room for a dining table, making this a really sociable space for family meals or entertaining friends. Back through the hallway, you'll find further useful storage beneath the stairs, along with a separate utility room and a convenient downstairs cloakroom, complete with a wash basin and WC. On the opposite side of the hallway is the spacious living room, which also runs the full length of the property. Despite its generous size, it still has a lovely cosy feel, offering the perfect place to relax and unwind. Doors open out onto the rear garden, allowing plenty of natural light into the room and creating a lovely connection between the indoor and outdoor spaces.

Heading upstairs, the main bedroom is a great size and benefits from its own en suite shower room. The second bedroom is another generous double, while the third bedroom offers flexibility as a child's bedroom, nursery or home office. Completing the first floor is a modern family bathroom, along with access to the loft space for additional storage.

Outside, the property continues to impress with a spacious and private rear garden, offering a lovely space to enjoy throughout the warmer months. There is a patio area ideal for outdoor dining, along with a generous lawn providing plenty of room for children to play or simply to enjoy the garden. At the far end, you'll find a further patio area with space for outdoor seating, creating another lovely spot to sit back and relax.There is also a separate side courtyard area, currently used for storage, which provides an additional practical outdoor space with plenty of potential for different uses.

The property also benefits from a garage complete with power and lighting, along with a driveway to the front providing off road parking for two cars.

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Noah






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TOTAL FLOOR AREA : 1079 sq.ft. (100.2 sq.m.) approx.

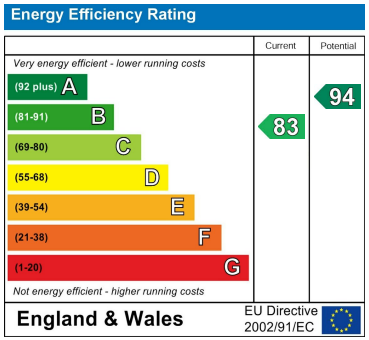
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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