
HOBBS
PROPERTY AGENTS
£395,000
Blackberry Close
Yate, BS37 7DE

**PROPERTY SUMMARY**

A welcoming entrance hall provides access to a useful cloakroom before leading through to the main living accommodation. The impressive kitchen/diner/family room is the real heart of the home, offering plenty of cupboard and worktop space, a range of integral appliances and ample room for both dining and relaxing. Bi folding doors open directly onto the rear garden, making it an ideal space for everyday family life as well as entertaining friends and family. A useful storage room is accessed directly from the kitchen, providing valuable additional space for household items and pantry storage. The adjacent living room is well proportioned and benefits from its own doors opening onto the garden, creating a bright and comfortable space to unwind.

Upstairs, the principal bedroom enjoys the added benefit of an ensuite shower room. There are two further good sized bedrooms, both offering plenty of space for family members, guests or those working from home. A well appointed family bathroom serves the remaining bedrooms, while a loft storage area provides further practical storage for seasonal items and household essentials.

Outside, the property benefits from ample driveway parking to the front together with access to the useful storage room. The rear garden enjoys a desirable south facing aspect and is fully enclosed with mature trees providing an excellent degree of privacy. Wrapping around the property, the garden offers a generous patio directly off the dining area, creating an ideal space for outdoor dining and entertaining. The remainder is mainly laid to lawn, while a separate garden area to the side has been finished with artificial grass, providing a low maintenance space that is perfect for children, pets or simply relaxing in the sunshine.

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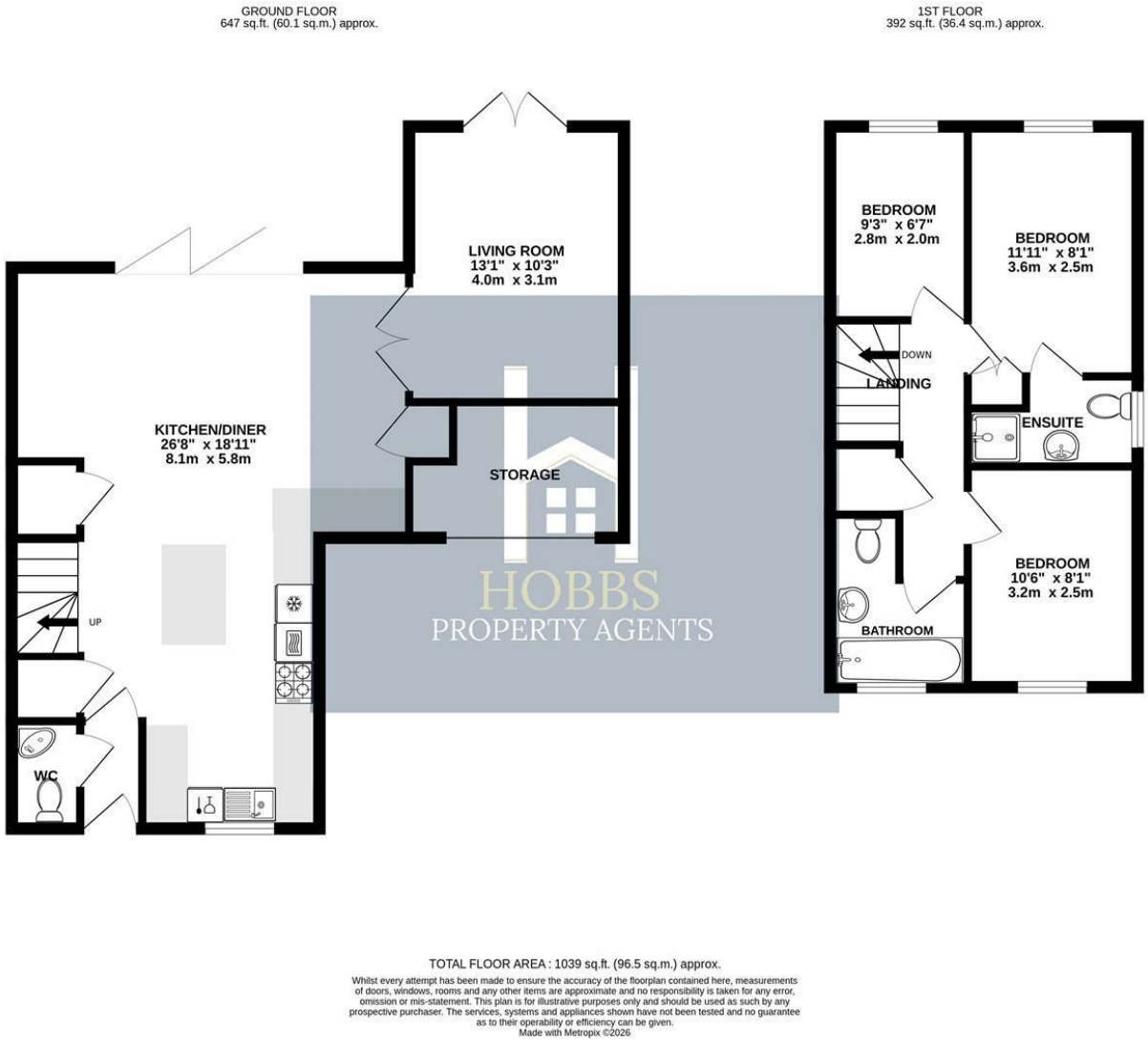









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TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.

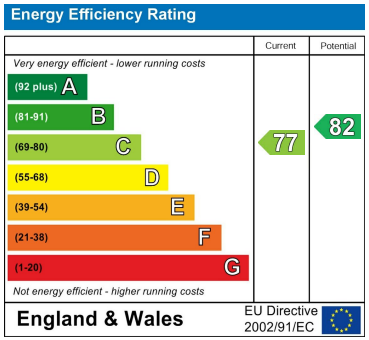
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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