







90 Bennetts Court, Yate, Bristol

- Extended Detached House
- Kitchen/Diner
- 4 Bedrooms (Master Ensuite)
- Gas Central Heating, Double Glazing
- Garage & Parking
- Lounge
- Conservatory
- Bathroom
- Enclosed Garden
- Popular Cul De Sac Location

£440,000

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HERE TO GET *you* THERE

Situated in the desirable Bennetts Court, Yate, Bristol, this extended detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Conveniently located within walking distance of Yate town centre and the charming Chipping Sodbury, this property has been owned from new and has great potential.

Upon entering, you are greeted by a hall that leads to a lounge, complete with a charming bay window that fills the space with natural light. The heart of the home is undoubtedly the expansive kitchen/diner, perfect for family gatherings and entertaining guests. Additionally, a delightful conservatory extends the living space, providing a serene spot to relax and enjoy views of the enclosed rear garden.

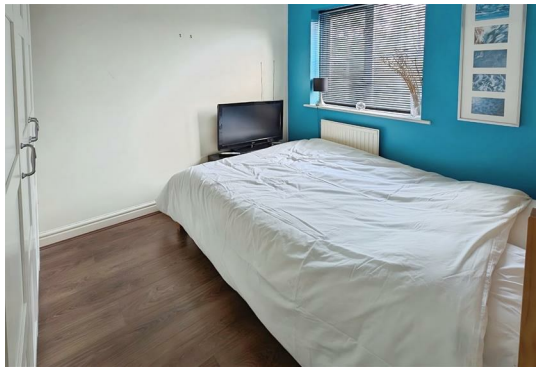
The property comprises four well-proportioned bedrooms, including a master suite with its own ensuite bathroom, ensuring privacy and convenience. A further family bathroom serves the remaining bedrooms, making this home ideal for both family living and hosting visitors.

Further enhancing the appeal of this property are the benefits of double glazing and gas central heating, ensuring warmth and comfort throughout the year. The garage and parking facilities add to the practicality of the home, while the cul-de-sac position offers a peaceful environment in a sought-after location.

With its potential for further enhancement and its proximity to local amenities, this property is a must-see for those looking to settle in a vibrant community. Don't miss the chance to make this house your new home.










Entrance Hall
Double glazed door, radiator, stairs to 1st floor, wood effect flooring, door into

Lounge
16' into bay x 11'7"
Double glazed bay window to the front, Tv point, wooden surround gas fire (currently disconnected), wood effect flooring, radiator, door into

Kitchen/Diner
23'1" x 9'3"
Two double glazed windows, to rear, double glazed door and double glazed patio door to conservatory, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, oven with extractor fan over, spaces for fridge/freezer and plumbing for washing machine, under stair storage cupboard, wall mounted gas boiler, door into garage, space for table and chairs, wood effect flooring.

Conservatory
16'10" x 6'6"
Double glazed construction on dwarf wall with poly carbonate roof, wood effect flooring, radiator, double glazed French doors opening to the rear garden.

First Floor Landing
Access to part boarded loft space, airing cupboard housing hot water tank, Doors into

Bedroom One
17'8" x 7'10"
Double glazed window to the front, radiator, built in mirrored wardrobes, door into

En-Suite Bathroom
7'5" x 4'7"
Two double glazed windows to the rear, white suite comprising, panelled bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, heated towel rail.

Bedroom Two
11'11" to wardrobe x 8'4"
Double glazed window to the rear, built in wardrobes, radiator, wood effect flooring.

Bedroom Three
9'8" x 7'10"
Double glazed window to the rear, radiator, wood effect flooring.

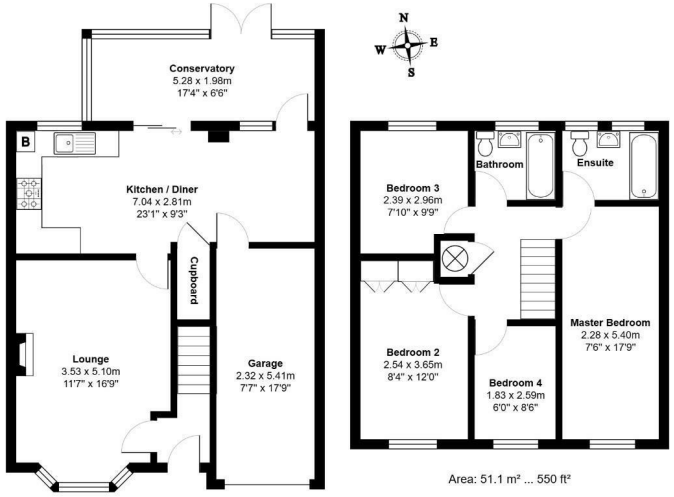
Bedroom Four
8'6" max x 6'
Double glazed window to the front, radiator, wood effect flooring.

Bathroom
5'7" x 5'6"
Double glazed window to the rear, white suite comprising, panelled bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, heated towel rail.

Outside
The front is laid to block paved parking with mature bushes.
The enclosed rear garden is laid mainly to lawn with patio area, summer house, outside tap and gated access leading to the front.

Garage
17'7" x 7'7"
There is an integrated garage with up and over door with electrics.

Agents Note
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



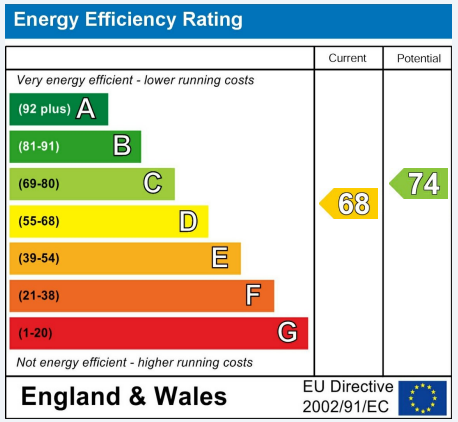
Area: 68.0 m² ... 732 ft²

Area: 51.1 m² ... 550 ft²

Total Area: 119.1 m² ... 1282 ft²

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.







Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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