



FOR SALE

Broadway, Yate, Bristol. BS37 7AD.
Offers in Excess of £380,000

edison ford

- **The Ridge**
- **1930s**
- **Four Good Sized Bedrooms**
- **Completely Refurbished Throughout**
- **New Kitchen and Bathroom Suite**
- **Corner Position**

Edison Ford are delighted to welcome, this immaculately presented, 1930s property, in the highly sought after location of "The Ridge" Yate. The property has been owned by the current family for a number of years, who have completely renovated the property throughout to include;- A side extension to accommodate a new kitchen, utility room, W.C and an additional bedroom. Each room has been renovated from the ground up while maintaining the 1930s charm. The property has benefited from a new interior design throughout filled with high quality materials. This deceptively spacious property would make a wonderful family home and is tucked away within a corner position which offers privacy, as well as ample parking facilities.

Broadway is located within walking distance to Central Yate, which offers a range of shopping, restaurants and entertainment as well as being within easy reach to popular schools. For those that need to commute regularly, the M4 and M5 are within 10 minutes of Cabot Close and Yate Train Station offers regular links to surrounding cities.

GROUND FLOOR

Entrance Hallway The property is accessed through a composite front door which opens into the entrance hallway and comprises of;- UPVC double glazed window, wooden effect ceramic tile flooring with mat well, radiator, two ceiling lights and a carpeted staircase which rises to the first floor and further benefits from enclosed under-stair storage.

Lounge UPVC double glazed bay window with a front aspect view, carpeted flooring, radiator, solid iron-cast fire with a decorative surround, ceiling light and a range of electrical outlet points with TV and Phone point.

Dining/Family Room UPVC French doors which open into the rear garden, Velux skylight, carpeted flooring, radiator, ceiling light and a feature exposed brick fireplace which is ready for a log burner to be installed.

Bedroom 4 UPVC double glazed window overlooking the rear garden, carpeted flooring, radiator, ceiling light, storage cupboard and a range of electrical outlet points.

W.C The W.C comprises of;- A low level toilet, a wall mounted hand wash basin, grey ceramic tiled flooring, ceiling light and ventilation system.

Kitchen/Breakfast Room Two UPVC windows and a composite door which opens into the front garden, Massimo luxury vinyl tile in grey mottled, two ceiling lights and a range of matching wall and base units with laminate worktops, inset sink, fitted extractor fan and space for four appliances.

Utility Room UPVC double glazed window, composite door which leads into the rear garden, Massimo luxury vinyl tile planks in grey mottled, radiator, ceiling spotlights a ventilation system, a range of matching wall and base units with laminate worktops and space for two appliances including plumbing for a washing machine.

FIRST FLOOR

Landing UPVC double glazed window, carpeted flooring, ceiling light,

cupboard, smoke detector and access to the loft via a ceiling hatch. The loft benefits from a ladder and insulation.

Master Bedroom UPVC bay window with a front aspect view, carpeted flooring, radiator, feature iron-cast fireplace, ceiling light and a range of electrical outlet points.

Bedroom 2 UPVC double glazed window overlooking the rear garden, carpeted flooring, radiator, ceiling light, fitted storage cupboard and a range of electrical outlet points.

Bedroom 3 UPVC double glazed window, carpeted flooring, radiator, ceiling light and a range of electrical outlet points.

Bathroom UPVC double glazed window with obscured glass, bath with overhead shower, low level toilet, wall mounted hand wash basin, wooden flooring, heated towel rail and ceiling light.

EXTERNAL SPACES

Gardens The front garden wraps around the front and side of the property offering complete privacy with double wooden gates to allow access for a car and landscaped in lawn, decorative pebbles as well as a variety of mature plants, trees and privacy bushes. The garage can be accessed via a roller shutter door

The boundary to the rear is secured by wood panel fencing and the garden is landscaped in a range of composite decking and lawn. The rear garden further benefits from a variety of mature shrubs, trees and also offers access into the garage.

Parking and Garage The property offers parking for up to 3 cars as well as a good sized garage which benefits from a roller shutter door, power points and lighting.

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For more information, or to
arrange a viewing:

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Lease: Freehold

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