



34 Rodford Ride
Yate, Bristol, BS37 4FS

£289,950

Property Features

- Well presented spacious 3 bedroom linked-detached family home
- Front overlooking open green
- Modern fitted kitchen/diner
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- Good size lounge
- Rear garden
- Garage and parking
- Viewing recommended
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Full Description

ENTRANCE

Composite door to front.

HALLWAY

Stairs to first floor, tiled flooring.

KITCHEN/DINER

19' 2" x 13' 7" reducing to 8' 9" (5.84m x 4.14m)
PVCu double glazed window to rear and front, 2 x PVCu double glazed windows to side, range of wall and base units with worksurfaces over with upturns, stainless steel sink unit, integrated dishwasher, gas hob with extractor over, splash back, built in electric double oven with top grill, integrated fridge/freezer, cupboard housing Ideal Logic gas boiler, tiled flooring, radiator, built in cupboard.

CLOAKROOM

Pedestal wash hand basin, W.C, radiator, ceiling extractor, half tiled walls, tiled flooring.

LOUNGE

19' 3" x 10' 3" (5.87m x 3.12m)
PVCu double glazed window to front, PVCu double glazed French doors with PVCu double glazed side panels to side leading to garden, 2 x radiator.

LANDING

Access to loft space, radiator, built in cupboard housing hot water cylinder.

BEDROOM ONE

10' 11" x 9' 8" (3.33m x 2.95m) to built in wardrobe
PVCu double glazed window to front, built in double wardrobe, radiator.



ENSUITE

Tiled shower cubicle housing shower, pedestal wash hand basin, W.C, tiling to all visible walls and floor, radiator, ceiling extractor.

BEDROOM TWO

11' 4" x 10' 6" (3.45m x 3.2m)

PVCu double glazed window to front, double radiator.

BEDROOM THREE

9' 7" x 7' 8" (2.92m x 2.34m) plus recess

PVCu double glazed window to side, double radiator.



BATHROOM

PVCu double glazed obscured window to rear, white bathroom suite comprising bath, pedestal wash hand basin, W.C, half tiled walls, tiled flooring, wall mounted heated towel rail, downlighters.

FRONT GARDEN

Pathway and flower border with shrubs leading to communal green.

REAR GARDEN

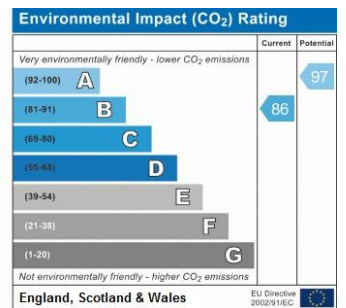
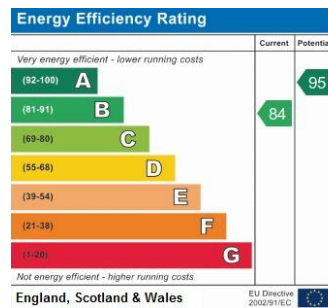
Laid to lawn with patio area, outside tap, access gate to side, outside power, outside light.

GARAGE

20' x 9' 9" (6.1m x 2.97m)

With up and over door, power and light, courtesy door to garden, loft access space. Parking to front of garage.





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