



FOR STARTERS



OFFERS OVER
£520,000

MAIN COURSE

Looking for a nearly-new home that defies expectations of modern properties? Set on the peaceful edge of the development, this 2017 Heyford Home might just tick all your boxes – and a few you hadn't considered. Built on one of the more generous plots in the area, this home offers a spacious, southwest-facing garden that's perfect for afternoon sun and privacy, along with practical perks like ample parking and room to expand.

Step through the welcoming entrance hall, where Karndean flooring flows seamlessly through to the sitting room and cloakroom, adding a touch of elegance and easy maintenance. The reception room, currently set up as a playroom, can easily adapt to your lifestyle as a study or formal dining room. In the sitting room, French doors open to views of the professionally landscaped garden. The large, open-plan kitchen and dining area features durable tile flooring, quartz countertops, and a breakfast bar, making it the perfect hub for family life. Off the kitchen, a well-organized utility room keeps everything tidy and out of sight.

Upstairs, you'll find four double bedrooms, with both main bedrooms featuring en-suite bathrooms, one of which is thoughtfully upgraded with Karndean flooring for a polished, modern feel. The master bedroom, complete with fitted wardrobes and a spacious en-suite with a double shower, offers a comfortable retreat. The main family bathroom, also finished with Karndean, enhances the home's cohesive style and functionality.

Outside, this home shines. The professionally landscaped garden, with ample patio space, a lush lawn, and well-tended borders, is a haven for relaxation. Clever storage pockets around the garden keep everything neat, from side storage for garden tools to a hidden nook behind the garage – and speaking of the garage, it's a cut above the usual. This garage, with its



generous width and 20-foot length, not only fits a modern family car comfortably but also gives you enough room to open doors with ease. Additionally, it offers an intriguing opportunity: imagine splitting the space to keep the front half as a garage, while converting the back half into a garden room, gym, or even a stylish home bar. Adding French doors here could open directly to the garden, creating a seamless indoor-outdoor experience (subject to necessary consents).

For electric car owners, the property is already future-ready, with two supply feeds installed for electric car charging – making it easy to keep multiple vehicles charged and ready. With a driveway spacious enough for two full-sized family cars parked nose-to-tail, this property truly covers all the practicalities and is offered for sale with no upward chain. Ready to move in, this home awaits its next chapter – maybe with you.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - B



South West



All mains services
connected.



Heating System
Gas Central



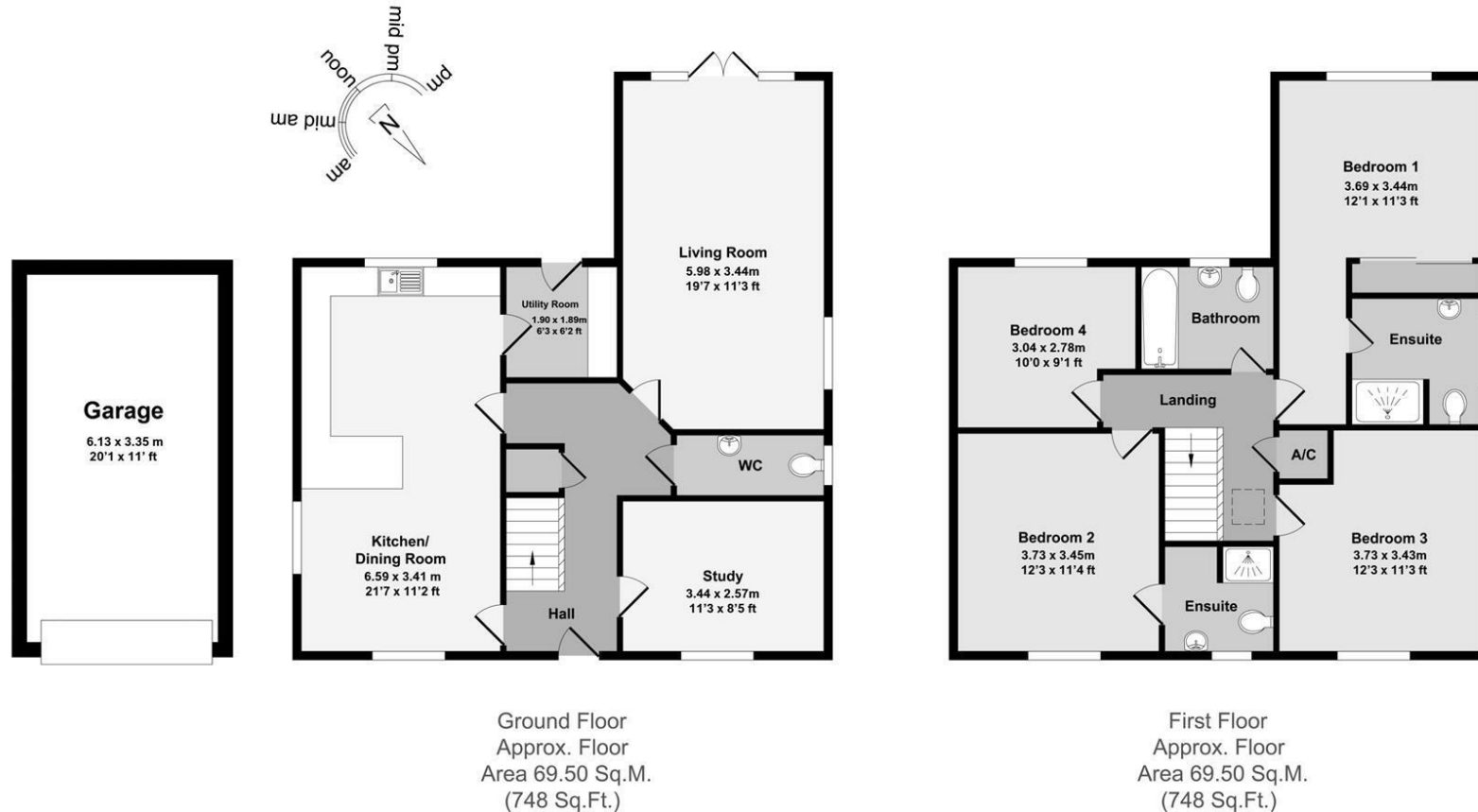
Bridgetown
Primary

WHY NOT TAKE
A LOOK INSIDE?
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Yeats Road

Total Approx. Floor Area 159.6 Sq.M. (1718 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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