



**3 DRYLEAZE  
YATE  
BRISTOL  
BS37 7YX  
£475,000**



**G R E G O R Y S**  
E S T A T E A G E N T S

**Positioned within the popular cul-de-sac of 'Dryleaze' in Brimsham Park can be found this attractive, four/five bedroom family home, offered for sale with no onward chain and presented to an excellent decorative standard.**

**Boasting extended accommodation over both floors, this detached residence offers spacious living of which is presented to a very high specification. The real gem of this home is the outstanding 25ft kitchen / diner. Previously three separate rooms, this open plan room now incorporates a modern fitted kitchen, a large dining table with space still available for a seating area - perfect for families. In addition to this a separate bay fronted lounge overlooking the front garden, a utility room offering valuable additional space to the kitchen and a must have cloakroom. The garage has been partially converted into a home office or play room with a small remaining part of the garage offering secure storage, accessed via the garage door.**

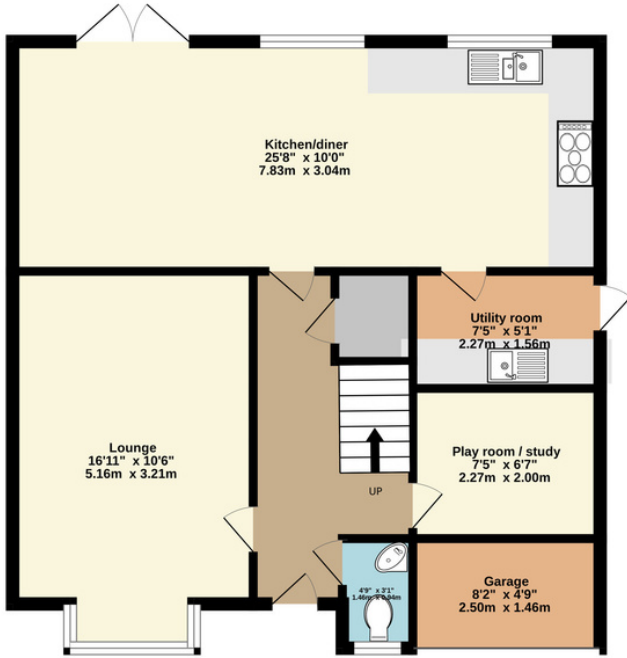
**Appointed to the first floor are five bedrooms, four of which are currently used as bedrooms, with the fifth as an occasional bedroom of second home office. An en-suite shower room benefits the principle bedroom, in addition to the main family bathroom, comprising a three piece white suite. Externally a bespoke large shed provides further storage in the rear garden, with the rear garden itself enjoying a south westerly orientation with a driveway providing off street parking to the front aspect.**

**A wonderful family home offered for sale chain free - a must see!**

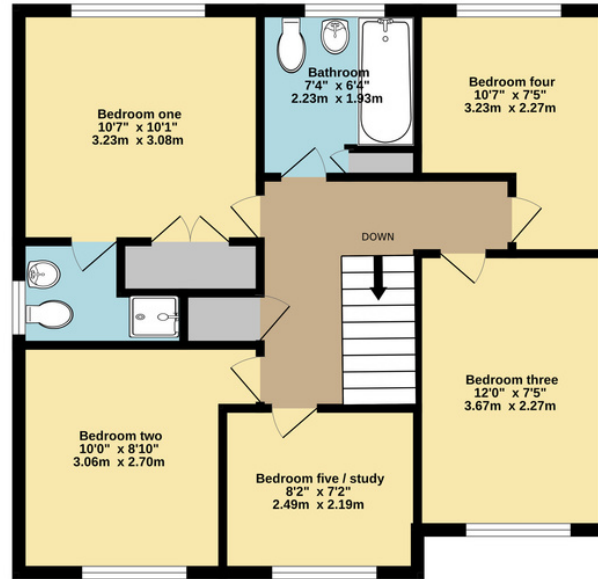




Ground Floor  
664 sq.ft. (61.7 sq.m.) approx.



1st Floor  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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## Energy Performance Certificate



3, Dryleaze, Yate, BRISTOL, BS37 7YX

Dwelling type: Detached house  
Date of assessment: 11 December 2018  
Date of certificate: 11 December 2018

Reference number: 8178-7922-0149-7509-  
Type of assessment: 0996 RdSAP, existing dwelling  
Total floor area: 119 m<sup>2</sup>

### Use this document to:

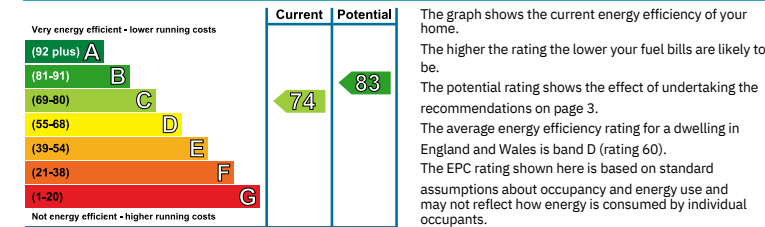
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£
Over 3 years you could save	2,259

Estimated energy costs of this home			£ 126
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	
Heating	£ 1,620 over 3 years	£ 1,626 over 3 years	
Hot Water	£ 381 over 3 years	£ 249 over 3 years	
<b>Totals</b>	<b>2,259</b>	<b>2,133</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 126
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 924

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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