48 Crosby Road, Yate, Bristol

- Detached House
- Lounge
- Utility & Cloakroom
- Bathroom
- Double Parking Space
- DWH The Hadley
- Kitchen/Diner/Family Room
- 3 Bedrooms (Master Ensuite)
- Double Glazed, Gas Central Heating
- No Chain

£355,000

HUNTERS®
HERE TO GET *you* THERE

Nestled on Crosby Road in the charming town of Yate, Bristol, this nearly new detached family home, built in 2024 by the esteemed David Wilson Homes, presents an excellent opportunity for those seeking modern living in a desirable location. Spanning an impressive 1001 square feet, the property boasts a well-thought-out layout that is both functional and inviting.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom. The spacious lounge provides a perfect retreat for relaxation, while the open-plan kitchen, dining, and family room creates an ideal space for entertaining and family gatherings. The adjoining utility room adds practicality to daily life, ensuring that chores are easily managed.

The first floor features three well-proportioned bedrooms, including a master suite complete with an ensuite shower room, offering a private sanctuary for the homeowners. A stylish family bathroom serves the additional bedrooms, ensuring comfort for all family members and guests.

This property is enhanced by double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The gardens to both the front and rear provide delightful outdoor spaces for children to play or for hosting summer barbecues. Additionally, the property benefits from a double parking space, a valuable asset in today's market.

Offered for sale with no upward chain, this beautifully presented home is sure to attract considerable interest. We highly recommend scheduling a viewing to fully appreciate the quality and appeal of this exceptional property.

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

Cloakroom
4'10" x 3'1"
White WC, wash hand basin, radiator, wood effect flooring.

Lounge
17'11" x 10'8"
Double glazed window to the front & side, Tv point, two radiators, wood effect flooring.

Kitchen/Diner/Family Room
17'11" x 10'3"
Double glazed windows to the front and side and double glazed French doors to the side, range of wall, drawer and base units with work surface over and under unit lighting, electric oven with gas hob with extractor hood over, stainless steel sink unit with mixer tap, integrated appliances to include dishwasher and fridge/freezer, space for table and chairs, two radiators, wood effect flooring, door into

Utility Room
5'8" x 5'6"
Wall and base unit with work surface over, plumbing for washing machine, space for tumble dryer, under stair storage cupboard, wood effect flooring, radiator.

First Floor Landing
Access to loft space, radiator, storage cupboard, doors into

Bedroom One
14'2" x 13'3"
Double glazed window to the front, built in wardrobes, radiator, wood effect flooring, door into

En-suite
5'11" x 3'11"
Double glazed window to the front, white suite comprising, tiled shower cubicle, WC, wash hand basin, heated towel rail,tiled flooring.

Bedroom Two
11'3" x 9'9"
Double glazed window to the front, storage cupboard, radiator, wood effect flooring.

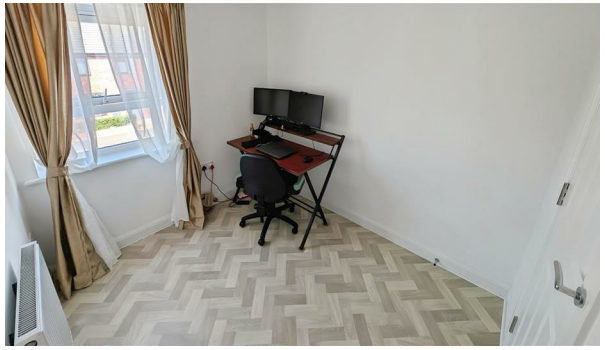
Bedroom Three
8'11" x 7'5"
Double glazed window to the side, radiator, wood effect flooring.

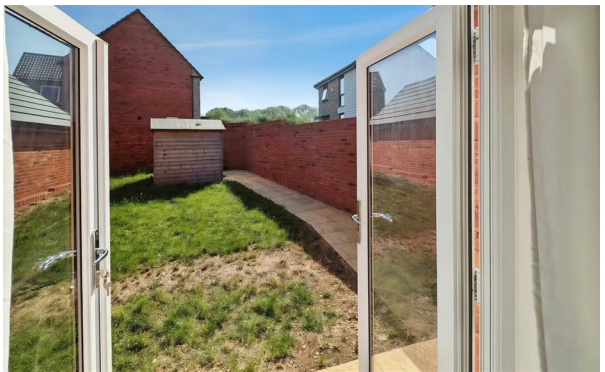
Bathroom
6'8" x 5'7"
Double glazed window to the side, white suite comprising, panelled bath, wash hand basin, WC, part tiled walls, heated towel rail, tiled flooring.

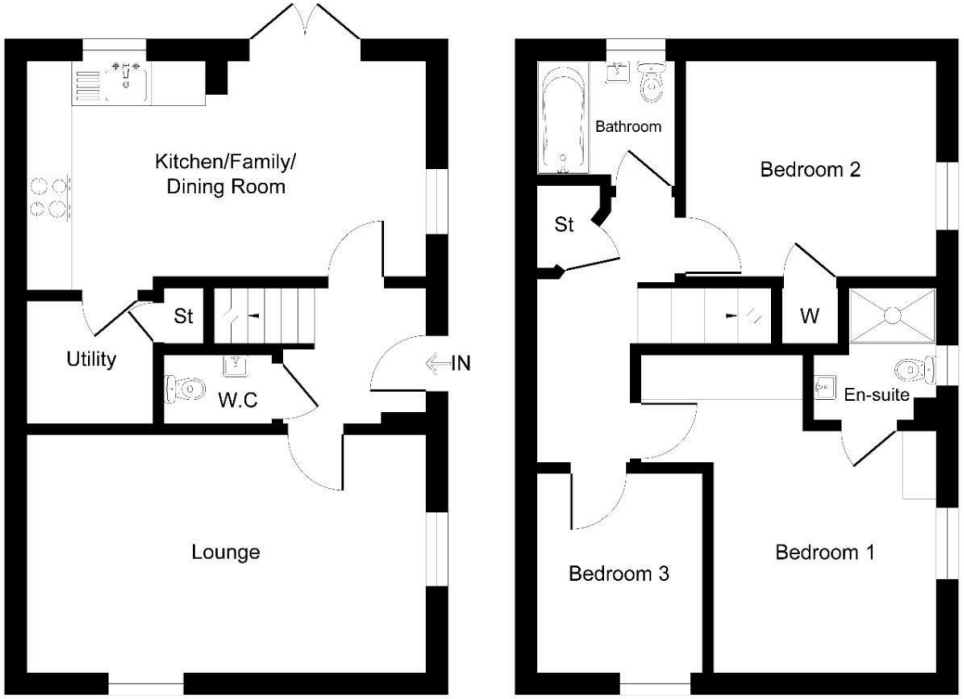
Outside
The walled front garden is laid to lawn with pathway to front door.
The enclosed rear garden is laid mainly to lawn with garden shed and pathway leading to rear gated access, outside electrics, outside tap.
The property also benefits from solar panels as fitted as standard from new.

Parking
There is parking to the side of the property for two vehicles with EV charging point.

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’’





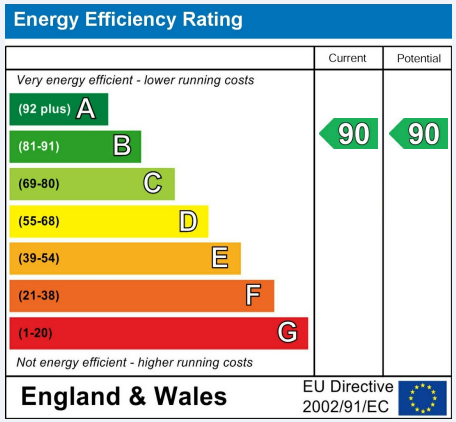


Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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.

Viewing

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

The Property Ombudsman

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