







31 Long Croft, Yate, Bristol

- Extended Detached House
- Lounge
- Modern Kitchen & Utility Room
- 4 Bedrooms (Master Ensuite)
- Garage & Parking
- Hallway with Cloakroom
- Dining Room
- Conservatory
- Bathroom
- Gardens

£495,000

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Nestled in the desirable area of Long Croft, Yate, Bristol, this spacious extended detached house totalling1,683 sq ft (including garage), presents an excellent opportunity for families seeking a spacious and well-appointed home. With four generously sized bedrooms, including a master suite with an ensuite shower room and dressing area, this property is designed to accommodate modern living comfortably.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, providing convenience for guests. The ground floor boasts three reception rooms, including a bright and airy lounge, a formal dining room, and a delightful conservatory that invites natural light and offers a perfect space for relaxation or entertaining. The well-equipped kitchen, complemented by a utility room, ensures that all your culinary needs are met.

Upstairs, the oversized bedrooms provide ample space for rest and privacy, while the family bathroom features a clean and contemporary design. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the seasons.

Outside, the beautifully maintained gardens to both the front and rear include shed, side storage, and greenhouse and a a pleasant mixture of lawn and planted areas offering a tranquil retreat, perfect for outdoor activities or simply enjoying the fresh air. The property includes a garage with internal access, parking for three vehicles and room to expand to four.

Within a popular location, this home is conveniently close to Brimsham Green School, rated "Good by Ofsted, and Yate Outdoor Sports Centre, and within walking distance of North Road, and Tyndale Junior Schools. Also close to Millside Park and convenient to amenities, making it an excellent choice for families. The current owners have lived here for 25 years and have benefitted from local school
facilities.
We highly recommend an internal viewing of this well-presented property for full appreciation.










Entrance Hallway
Double glazed door, wood effect flooring, radiator, stairs to 1st floor with storage cupboard underneath, oak framed doors into

Cloakroom
Double glazed window to the front, white WC, wash hand basin with tiled splash back, radiator.

Lounge
16'1" x 11'5"
Double glazed window to the front, radiator, gas feature fireplace, Tv point, Oak glazed French doors opening into

Dining Room
11'7" x 8'8"
Double glazed Patio doors opening into the conservatory, radiator, wood effect flooring, oak door into

Kitchen
11'4" x 8'7"
Double glazed window to the rear, range of wall, drawer and base units with work surface over and under lighting, part tiled walls, 1.5 stainless steel sink unit with mixer tap over, electric double oven, gas hob with splashback and extractor hood over, space for under counter fridge, radiator, oak door to hallway and further oak door into

Utility Room
8' x 8'
Double glazed window and double glazed door to the rear, range of wall and base units with work surface over, stainless steel sink unit with mixer tap over, plumbing for washing machine and space for dishwasher, wall mounted gas boiler, door into garage.

Conservatory
17'4" x 11'7"
Double glazed construction on dwarf wall with glass roof, double glazed French doors opening to the rear, Tv point, wood effect flooring.

First Floor Landing
Access to part boarded loft space with light, airing cupboard housing hot water tank and shelving, doors into

Bedroom One
17'10" - 11'4" x 11'11" -8'1"
Two double glazed windows to the front, two radiators, Tv point, door into

En-suite
5'4" x 5'1"
Double glazed window to the side, white suite comprising, tiled shower cubicle, WC, pedestal wash hand basin, part tiled, radiator, wood effect flooring.

Bedroom Two
19'2" x 8'9"
Double glazed window to the front, radiator, Tv point, access to part boarded loft space with light.

Bedroom Three
10'1" x 9'7"
Double glazed window to the rear, built in double wardrobe, radiator, Tv point.

Bedroom Four
17'3" x 7'1" -5'10"
Two double glazed windows to the rear, radiator, Tv point.

Bathroom
6'5" x 5'5"
White suite comprising, panelled bath with shower extension to mixer tap, vanity wash hand basin, WC, part tiled walls, heated towel rail, wood effect flooring.

Outside
The front has mature shrub and plant borders with pathway to front door and parking to the the front for upto three vehicles.
The enclosed rear garden is mainly laid to lawn with landscaped borders, patio area, garden shed, greenhouse, side storage shed, outside tap and outside electrics, gated access leading to the front of the property.

Garage
17'6" x 8'9"
The single garage has up and over door, light and power, double glazed window to the side and courtesy door into utility room.

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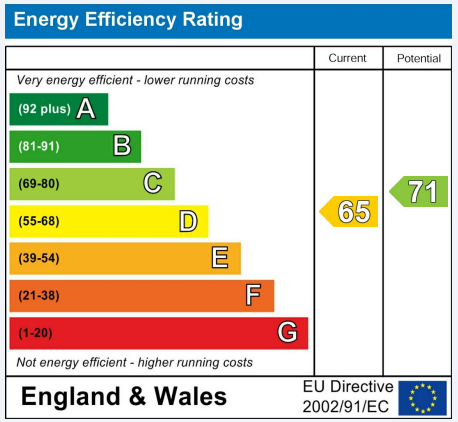






ENERGY PERFORMANCE CERTIFICATE

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.

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Viewing

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

The Property Ombudsman

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