





# Hudson Close, Yate, BS37

£499,950

4 2 2 C

Welcome to this splendid four-bedroom detached house located in the desirable area known as Azalia Park, Yate, Bristol. This charming property offers a perfect blend of comfort and convenience, making it an ideal family home. As you enter, you will find two spacious reception rooms, providing ample space for relaxation and entertaining. The lounge, situated directly across from a lovely park, offers a serene view and a peaceful atmosphere. The stunning kitchen/diner is a highlight of the home, designed for both functionality and style, making it perfect for family meals and gatherings. Additionally, a delightful double-glazed conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the garden. The property boasts four well-proportioned bedrooms, ensuring plenty of room for family and guests. The modern bathroom and en suite facilities provide convenience and comfort for all. With gas central heating and double glazing throughout, you can enjoy a warm and energy-efficient environment. Outside, the property features well-maintained gardens, a garage, and ample off-road parking, catering to all your practical needs. The location is particularly appealing, with level access to the nearby shopping centre, making daily errands a breeze. This home is situated in a popular location, offering a wonderful community feel while still being close to essential amenities. If you are seeking a spacious and inviting family home in Yate, this property is not to be missed.





#### ENTRANCE HALL

Double glazed door to front, understairs cupboard, stairs to first floor, laminate flooring, radiator.

#### DOWNSTAIRS CLOAKROOM

Double glazed window to front, wash hand basin, W/C, laminate flooring, heated towel rail.

#### LOUNGE 18'4 ( into bay ) x 12'0"

Double glazed bay window to front, electric fire, wood effect flooring, radiator.

#### KITCHEN/DINER 20'1" x 14'11" max - 11'4"

Double glazed window to rear, range of wall and base units, work surfaces, single drainer sink unit, built in electric double oven, electric induction hob, cooker hood, integral fridge and dishwasher, breakfast bar, wine rack, tiled floor, two radiators, double glazed sliding door to conservatory.

#### UTILITY ROOM 15'9" x 8'3"

Double glazed window to rear, wall and base units, stainless steel single drainer sink unit, space for washing machine, Valliant gas boiler, radiator, personal door to garage.

#### CONSERVATORY 10'7" x 9'7"

Double glazed with dwarf wall, double glazed doors to rear garden.

#### LANDING

Double glazed window to side, access to loft space, storage cupboard.

#### BEDROOM ONE 13'0" x 12'9"

Double glazed window to front, fitted wardrobes, window seat with drawers, laminate flooring, vertical radiator.

#### EN SUITE

Double glazed window to side, shower cubicle, vanity wash hand basin, W/C, heated towel rail.

#### BEDROOM TWO 13'1" x 8'5"

Double glazed window to rear, laminate flooring, radiator.

#### BEDROOM THREE 9'11" x 6'9"

Double glazed window to rear, radiator.

#### BEDROOM FOUR 10'4" x 6'10"

Double glazed window to front, fitted cupboard, laminate flooring, radiator.

#### BATHROOM

Double glazed window to rear, modern suite of bath with shower over, wash hand basin, W/C, heated towel rail.

#### FRONT GARDEN

Laid to block pavier providing off road parking, lawn and bushes.

#### REAR GARDEN

Laid to lawn, fishpond, patio, trees, bushes, outside tap, green house, garden shed.

#### GARAGE 18'9" x 8'9"

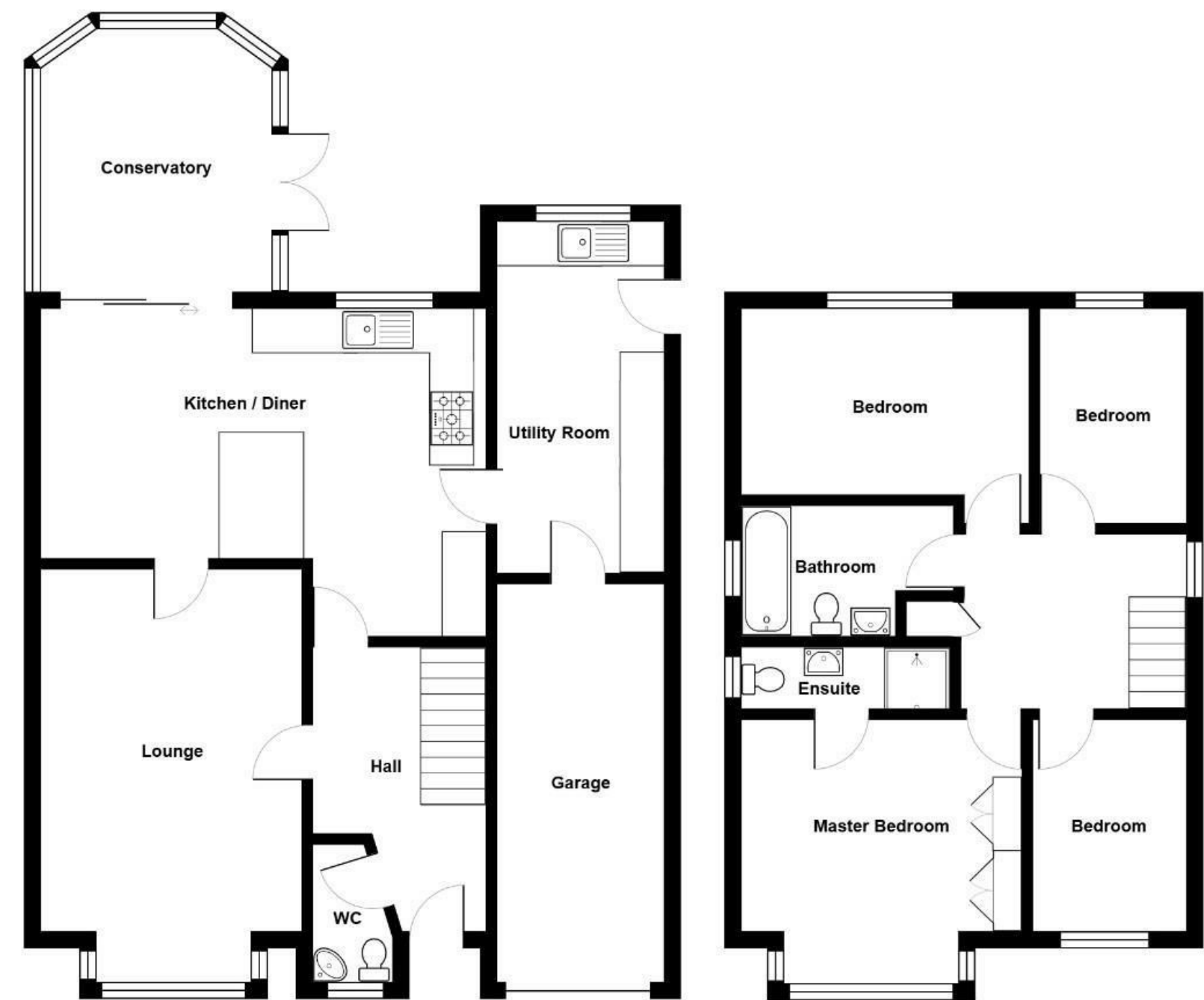
Single up and over remote door, power and light, access to ceiling storage.

#### 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”

Tenure: Freehold  
Council Tax Band: E

- Four Bedroom Detached House
- Downstairs Cloakroom
- Lounge
- Stunning Kitchen/Diner
- Double Glazed Conservatory
- Modern Bathroom
- En Suite
- Gas Central Heating, Double Glazing
- Gardens, Garage and Off Ample Road Parking
- Popular Location



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               |           |
| (69-80) C                                   |                                                                                                               |           |
| (55-68) D                                   |                                                                                                               |           |
| (39-54) E                                   |                                                                                                               |           |
| (21-38) F                                   |                                                                                                               |           |
| (1-20) G                                    |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
|                                             | 69                                                                                                            | 75        |
| England & Wales                             | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                               |           |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                       | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) A                                                     |                                                                                                               |           |
| (81-91) B                                                       |                                                                                                               |           |
| (69-80) C                                                       |                                                                                                               |           |
| (55-68) D                                                       |                                                                                                               |           |
| (39-54) E                                                       |                                                                                                               |           |
| (21-38) F                                                       |                                                                                                               |           |
| (1-20) G                                                        |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |

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.