



Long Croft

Yate, BS37 7YW

Guide Price £400,000



This well presented 3 bedroom detached family home offers well appointed accommodation and briefly comprises of hallway, cloakroom, 2 receptions and modern kitchen to the ground floor. Upstairs offers 3 bedrooms master en-suite with modern white bathroom. Further benefits to this property include double glazing and gas central heating, with good size garden, single garage and parking. An early internal inspection is strongly advised to appreciate this fine home.



Composite front door with double glazed side panels into;

HALLWAY

Stairs to 1st floor with storage cupboard, radiator, doors into

CLOAKROOM

Double glazed window to the side, white low level WC, vanity wash hand basin with tiled splash back, radiator.

LOUNGE 12'6" x 12'0" (3.81 x 3.66)

Double glazed window to the front, radiator, electric feature fireplace with wooden surround, TV point,

DINING ROOM 9'9" x 8'7" (2.97 x 2.62)

Double glazed French doors opening to the rear, radiator.

KITCHEN 12'3" x 8'3" (3.73 x 2.51)

Double glazed window and double door to the rear, range of modern wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap over, built in electric oven with gas hob and extractor fan over, integrated fridge/freezer and dishwasher, space for washing machine, unit housing gas boiler, radiator, ceiling spotlights.

FIRST FLOOR LANDING

Double glazed window to the side, access to part boarded loft space with ladder, airing cupboard housing hot water tank, doors into

BEDROOM ONE 11'7" x 8'11" (3.53 x 2.72)

Double glazed window to the front, radiator, built in wardrobe, door into;

EN-SUITE

Double glazed window to the front, white suite comprising tiled shower cubicle, concealed cistern WC, vanity wash hand basin, tiled to visible wall, heated towel rail.

BEDROOM TWO 10'2" x 8'11" (3.10 x 2.72)

Double glazed window to the rear, radiator.

BEDROOM THREE 12'3" x 6'10" (3.73 x 2.08)

Double glazed window to the rear, radiator.

BATHROOM 10'2" x 5'7" (3.10 x 1.70)

Double glazed window to the front, modern white suite comprising, panelled bath with shower extension to the mixer tap, low level WC, vanity wash hand basin with storage and work surface over, part tiled.

OUTSIDE

The front is laid to lawn with shrubs and block pavier parking.

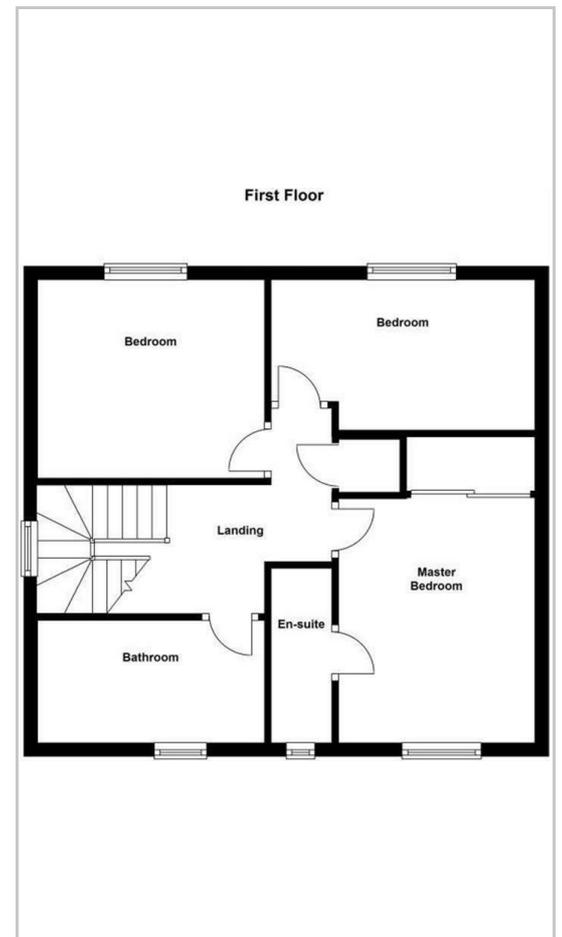
The enclosed rear garden has been laid with artificial grass, mature shrub and tree border, outside tap, with gated access leading to the side parking.

To the side of the property there is a single garage with up and over door, light and power.

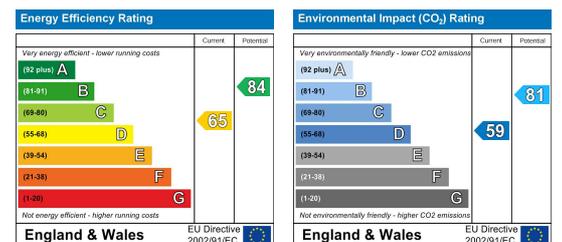
Area Map



Floor Plans



Energy Efficiency Graph



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.