



60 Cornwall Crescent, Yate, Bristol

- Extended Detached House
- 4 Bedrooms (Master Ensuite)
 - Utility & Cloak
- Part Converted Garage & Parking
- Gas Central Heating, Double Glazing
- 'The Counties'
- Stunning Kitchen/Breakfast Room
- Modern White Bathroom
- Gardens to Front & Rear

£499,950

HUNTERS®
HERE TO GET *you* THERE

Nestled in the desirable Counties estate of Yate, this beautifully presented link-detached house on Cornwall Crescent offers a perfect blend of comfort and modern living. The property has been thoughtfully extended, providing ample space for families and entertaining alike.

Upon entering, you are welcomed into a spacious lounge/diner that flows seamlessly into a stunning kitchen/breakfast/family room, ideal for both casual dining and hosting gatherings. The ground floor also features a convenient utility room and a cloakroom, enhancing the practicality of the home.

The first floor boasts four well-proportioned bedrooms, including the master with ensuite shower room, ensuring privacy and convenience. A modern family bathroom serves the remaining bedrooms, all designed with contemporary finishes.

Additional highlights of this property include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The exterior features charming gardens to both the front and rear, providing a lovely outdoor space for relaxation or play. A part-converted garage offers potential for further development, while parking is readily available at the front of the house.

This exceptional home is perfect for those seeking a stylish and spacious residence in a sought-after location. With its blend of modern amenities and family-friendly layout, it is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this delightful property your own.



Entrance Hallway

Double glazed door, double glazed window to the side, vertical radiator, wood effect flooring, stairs to 1st floor with cupboard under, doors into

Cloakroom

Double glazed window to the front, white suite comprising WC, wash hand basin with tiled splashback, tiled flooring, heated towel rail, ceiling spotlights.

Lounge/Diner

23'9" x 12'1" - 8'11"

Double glazed window to the front, double glazed French doors opening to the rear, gas feature fireplace, TV point, two radiators.

Kitchen/Breakfast/Family Room

17'3" - 9'9" x 13'2" - 8'8"

Two double glazed windows and double glazed French doors to the rear, range of German built 'Pukdit' wall, drawer and base units with work surface over and under lighting, stainless steel sink with mixer tap over, built in double oven, electric induction hob with extractor hood over, integrated appliances that include fridge, freezer and dishwasher, space for table and chairs, vertical radiator, door into

Utility Room

7' x 5'7"

Range of modern full length cupboards, plumbing for washing machine, radiator.

First Floor Landing

Access to part boarded loft space with light, airing cupboard housing gas boiler, doors into

Bedroom One

21'10" - 12'10" x 8'8" - 2.9"

Double glazed windows to the rear and side, radiator, door into

Ensuite

Double glazed window to the front, white suite comprising, tiled 'Matki' luxury double shower cubicle, WC, wash hand basin, , vertical radiator, wood effect flooring, wall cupboard.

Bedroom Two

10'10' x 10'

Double glazed window to the front, built in double wardrobe, radiator.

Bedroom Three

10'7" x 10'5"

Double glazed window to the rear, built in double wardrobe, radiator.

Bedroom Four

8'1" x 7'10"

Double glazed window to the front, radiator, wood effect flooring.

Bathroom

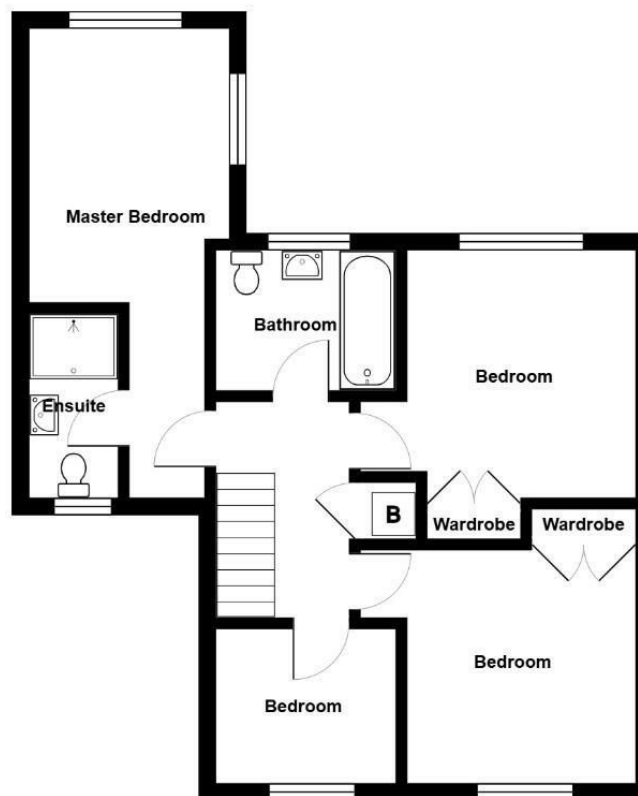
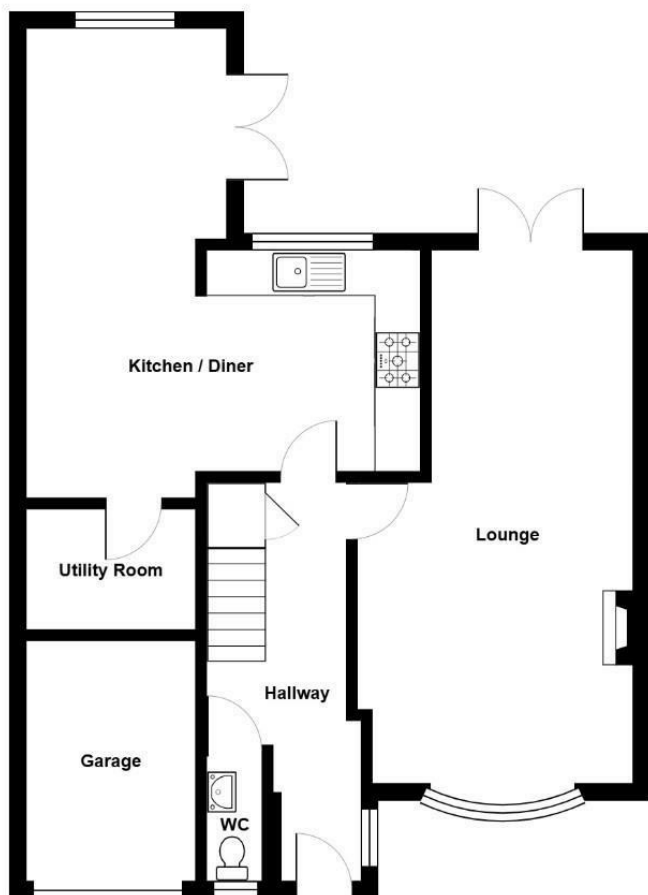
Double glazed window to the rear, white suite comprising, panelled bath with shower over, vanity wash hand basin, concealed cistern WC with storage cupboard and work surface over, part tiled walls, tiled flooring, heated towel rail.

Outside

The front garden is laid to lawn with mature shrub and tree borders with paved driveway with parking for 2/3 vehicles and path with car electric charging port leading to a part converted garage with roller door light and power.
The enclosed rear garden is laid to lawn with mature shrub and plant borders, garden shed with paved patio area and decked area, gated side access leading to the front.

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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.

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		
	72	83
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.

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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.



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