



6 Mulberry Crescent, Yate, Bristol

- 3 Bedroom Town House
 - Lounge/Diner
- White Bathroom & Cloakroom
 - Gardens
- Close to Yate Shopping Centre
 - Modern Kitchen
- Master En-suite Shower Room
 - Tandem Garage

£325,000



Nestled in the desirable Mulberry Crescent in Yate, Bristol, this well presented house offers a perfect blend of modern living and convenience. Built in 2011, the property boasts a contemporary design and is well-presented throughout.



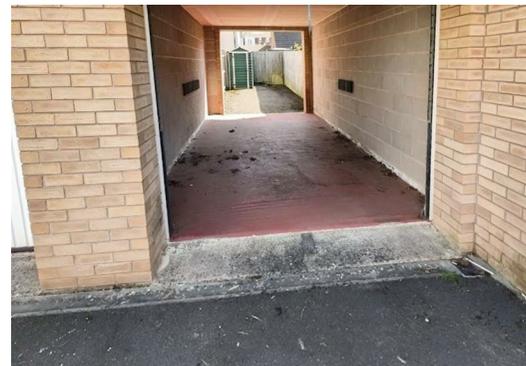
Upon entering, you are welcomed by an entrance hallway that leads to a cloakroom, providing practicality for family life. The ground floor features a modern kitchen/diner, ideal for entertaining and family meals, alongside a comfortable lounge that invites relaxation.



The first floor comprises two well-proportioned bedrooms, complemented by a family bathroom, ensuring ample space for family or guests. Ascending to the second floor, you will discover a magnificent master suite, complete with a generous double bedroom, built-in wardrobes, and a good-sized ensuite featuring a double shower cubicle, offering a private retreat.



Outside, the property benefits from an open-ended garage located under a nearby coach house, along with an additional parking space at the rear. The enclosed rear garden provides a lovely outdoor space for children to play or for hosting summer gatherings.



This property is ideally situated close to the shopping centre and all local amenities, making it a perfect choice for those seeking a vibrant community lifestyle. With its modern features and convenient location, this home is sure to appeal to families and professionals alike. Don't miss the opportunity to make this delightful house your new home.

Entrance Hallway

Stairs to 1st floor, radiator, tiled flooring, doors into

Cloakroom

White low level WC, pedestal wash hand basin, extractor fan, tiled splashback, tiled flooring.

Kitchen

17'7" x 6'1" widening to 7'11"

Double glazed window to the front, range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, built in electric oven and hob with stainless steel splash back and extractor fan over, spaces for fridge/freezer, washing machine, and dishwasher, unit housing wall mounted gas boiler, tiled flooring, ceiling spotlights.

Lounge/Diner

13'6" x 12'11"

Double glazed French doors with matching side windows, two radiators, TV point.

First Floor Landing

Double glazed window to the front, stairs to 2nd floor, radiator, doors into

Bedroom Two

12'10" x 12'4"

Double glazed window to the rear, radiator.

Bedroom Three

11'10" x 6'3"

Double glazed window to the front, radiator.

Bathroom

White suite comprising panelled bath with shower extension to mixer tap, pedestal wash hand basin, low level WC, radiator, part tiled walls.

Second Floor Landing

Radiator, door into

Bedroom One

12'11" x 12'5" with restricted head height

Two double glazed velux skylights, radiator, access to part boarded loft space.

Dressing Area

Built-in double wardrobe, built-in walk-in wardrobe.

En-Suite

9' 3" x 8' 2"

Double glazed window to front, tiled double shower cubicle, pedestal wash hand basin with tiled splashback, WC, shaver socket, double radiator, extractor fan, tiled flooring.

Outside

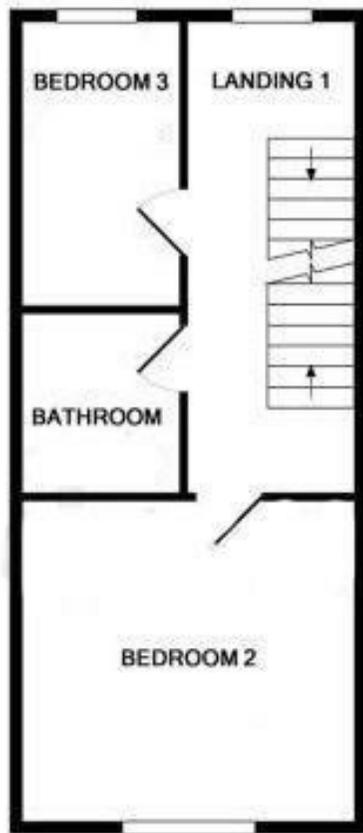
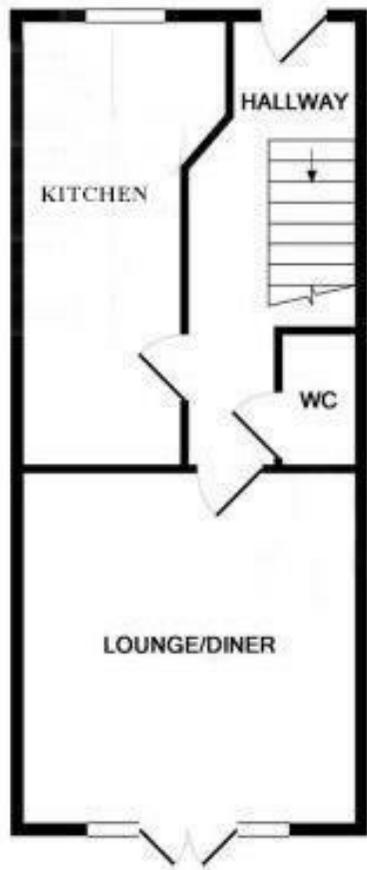
The front has been laid to gravel stones with pathway to the front door. The enclosed rear garden is laid to patio and gravel stones, garden shed, outside tap, with gated side access.

Garage

18' x 9'

There is a garage with up and over door, situated in the middle of near by coach house.

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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		89
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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