

HUNTERS[®]

HERE TO GET *you* THERE



Hudson Close

Yate, BS37 4NP

Guide Price £450,000



Offered for sale with no upward chain is this detached family home comprising of great living accommodation that briefly includes, entrance hall, cloakroom, lounge, dining room, fitted kitchen, utility and conservatory to the ground floor. Upstairs can be found four bedrooms (master en suite) and family bathroom. Further benefits include gas central heating, double glazing, gardens to front and rear with garage and parking. Situated within walking distance of Kings Gate Park and Yate Shopping Centre and local primary schools.



ENTRANCE HALL

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

DOWNSTAIRS CLOAKROOM

Double glazed window to front, wash hand basin, W/C, laminate flooring, radiator.

LOUNGE 16'9" into bay x 12'5" - 10'3" (5.11 into bay x 3.78 - 3.12)

Double glazed bay window, feature fire place with electric fire, laminate flooring, radiator.

DINING ROOM 10'4" x 8'11" (3.15 x 2.72)

Double glazed sliding door to rear, laminate flooring.

KITCHEN 14'9" - 9'5" x 10'3" - 5'11" (4.50 - 2.87 x 3.12 - 1.80)

Double glazed window to rear, wall and base units, work surfaces, one and a half bowl sink unit, Belling oven, cooker hood, tiled floor.

UTILITY ROOM

Double glazed door to rear garden. work surfaces, gas boiler, tiled floor, radiator.

CONSERVATORY 12'1" x 9'9" (3.68 x 2.97)

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

LANDING

Airing cupboard.

BEDROOM ONE 12'6" x 10'11" (to inside of wardrobe) (3.81 x 3.33 (to inside of wardrobe))

Double glazed window to rear, built in wardrobes, laminate flooring, radiator.

EN SUITE

Double glazed window to rear, shower cubicle, vanity wash hand basin, W/C, tiled walls, radiator.

BEDROOM TWO 15'0" x 8'3" (4.57 x 2.51)

Double glazed window to front, laminate flooring, box style radiator, built in cupboard.

BEDROOM THREE 12'2" x 8'2" (3.71 x 2.49)

Double glazed window to front, laminate flooring, radiator.

BEDROOM FOUR 9'2" x 7'3" (2.79 x 2.21)

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

BATHROOM

Double glazed window to rear, bath with shower over, vanity wash hand basin, W/C, tiled splashbacks, heated towel rail.

FRONT GARDEN

Laid to lawn.

REAR GARDEN

Mainly laid to lawn with patio, bush, and trees.

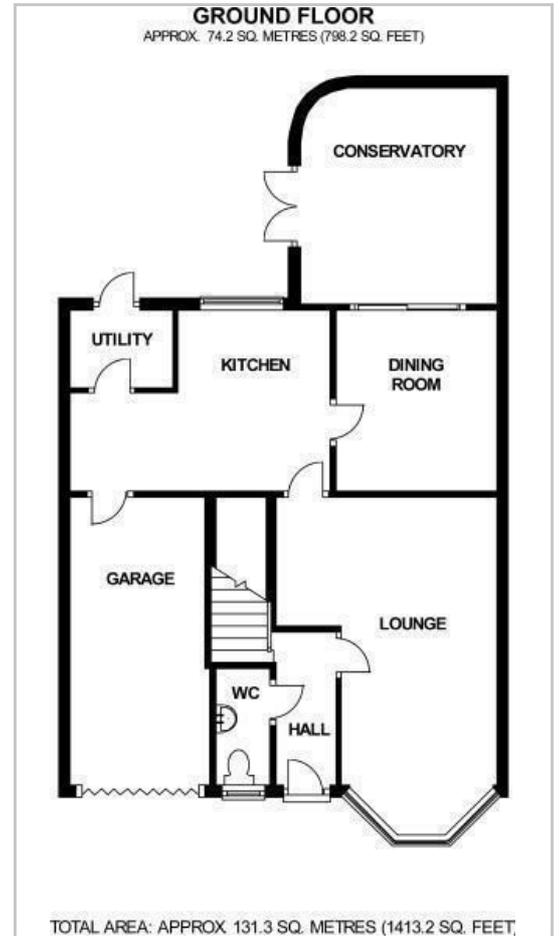
GARAGE 18'5" x 7'7" (5.61 x 2.31)

Single garage with off road parking to the front.

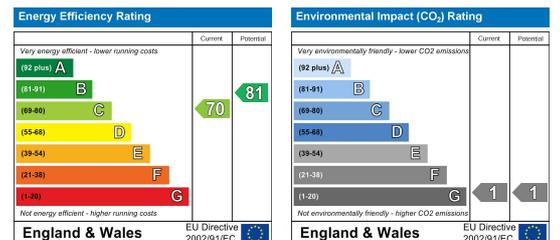
Area Map



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.