



## 1 Crossman Way, Yate, Bristol

- Semi Detached House
  - No Upward Chain
  - Lounge
- 3 Bedrooms (Master En-suite)
- Parking for Two Vehicles
- The Fairway Built 2024
  - Cloakroom
  - Fitted Kitchen/Diner
  - Bathroom
- Gardens to Front & Rear

**Offers In Excess Of £350,000**

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Nestled in the desirable area of Crossman Way, Yate, Bristol, this well-presented semi-detached house is a splendid opportunity for those seeking a modern family home. Built just two years ago, the property boasts a contemporary design and is ready for you to move in without delay, as there is no upward chain.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient cloakroom. The spacious lounge provides a comfortable space for relaxation, while the fitted kitchen/dining room is perfect for family meals and entertaining guests. This open-plan area is designed to maximise light and space, creating a warm and inviting atmosphere.

The first floor features three well-proportioned bedrooms, including a master suite complete with an ensuite shower room, ensuring privacy and convenience. The family bathroom is also located on this level, providing ample facilities for the household.

Additional benefits of this property include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The gardens to the front and rear offer delightful outdoor spaces for children to play or for you to enjoy a quiet moment in the sun. Furthermore, the property provides parking for two vehicles, adding to the convenience of modern living.

This charming home in Yate is ideal for families or professionals looking for a blend of comfort and style in a thriving community. Do not miss the chance to make this lovely property your own.





### Entrance Hallway

Double glazed door, radiator, wood effect flooring, stairs to 1st floor with storage cupboard under, wood effect flooring, doors into

### Cloakroom

White suite comprising WC, pedestal wash hand basin with tiled splash back, wood effect flooring, radiator, extractor fan.

### Lounge

17'9" x 9'11"

Double glazed window to the front, double glazed French doors to the rear, TV point, two radiators, door into

### Kitchen/Diner

17'7" x 10'9"

Double glazed window to the front, double glazed French doors to the rear, range of wall, drawer and base units with work surface over and under lighting, stainless steel sink unit with mixer tap over, built in electric oven with gas hob and extractor hood over, integrated appliances to include fridge/freezer, dishwasher and washing machine, wood effect flooring, ceiling spotlights, space for table and chairs, two radiators.

### First Floor Landing

Two double glazed windows to the front, radiator, storage cupboard with shelving, doors into

### Bedroom One

11'10" x 10'5"

Double glazed window to the front, radiator, door into

### En-suite

7'3" x 5'5"

Double glazed window to the rear, white suite comprising tiled double shower cubicle, pedestal wash hand basin, WC, heated towel rail, wood effect flooring, part tiled.

### Bedroom Two

10'3" x 9'5"

Double glazed window to the rear, radiator, access to part boarded loft.

### Bedroom Three

11'7" x 7'

Double glazed window to the front, radiator.

### Bathroom

8'3" max x 5'6"

Double glazed window to the rear, white suite comprising paneled bath with shower over, pedestal wash hand basin, WC, part tiled walls, heated towel rail, ceiling spotlights, wood effect flooring.

### Outside

The walled front is laid lawn with mature shrubs and steps leading to the front door.

The enclosed rear garden is mainly laid to lawn with patio area, shrub borders, garden shed, outside light and water tap, gated access leading to the side.

### Parking

There is a driveway to the side of the property providing off street parking for two vehicles.

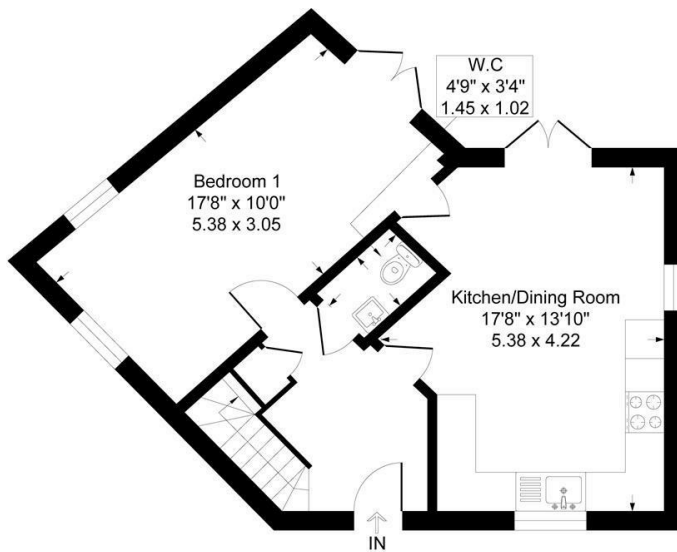
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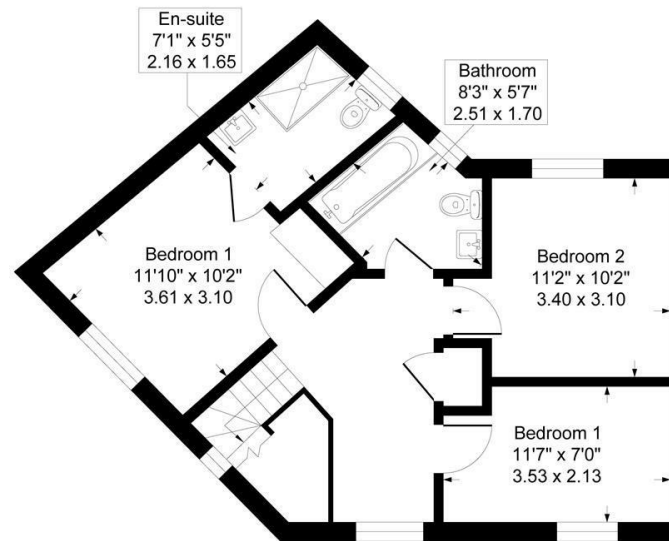


## 1 Crossman

Approximate Gross Internal Floor Area = 97.7 sq m / 1052 sq ft



Ground Floor




First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## 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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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