

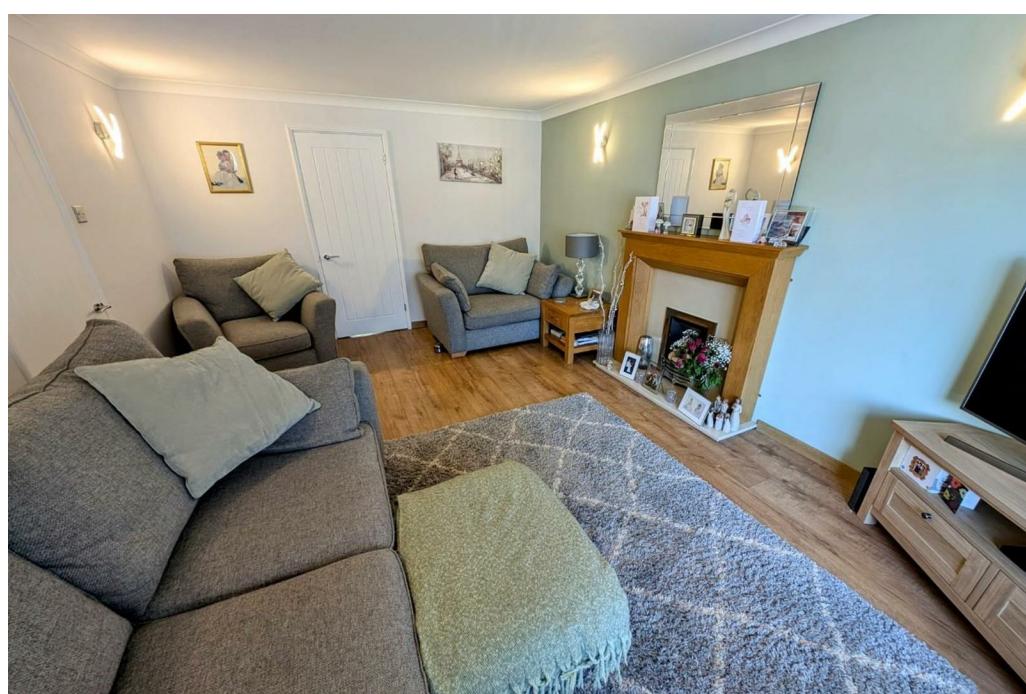


Hudson Close,
Bristol,
BS37 4NP

£485,000

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This well presented four bedroom detached family home is situated in the sought after 'Azalea Park' area of Yate and close to all local amenities. The property offers light and airy accommodation that briefly comprises entrance hallway, cloakroom, lounge with bay window, separate dining room, kitchen/breakfast room, utility, part converted garage currently used as part storage and further bedroom with en-suite shower room to the ground floor. Upstairs can be found four bedrooms (master en-suite) and modern white family bathroom. Further benefits include gas central heating, double glazing, gardens to both the front and rear and off street parking for four vehicles. Sure to create much interest, an early internal inspection is strongly advised.



Entrance Hallway

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

Cloakroom

Double glazed window to the front, white suite comprising, concealed cistern WC, with work surface over, vanity wash hand basin with mixer tap, radiator, tiled effect flooring.

Lounge 18'4" into bay x 12'

Double glazed bay window to the front, radiator, feature fireplace with Oak wooden surround, TV point, wood effect flooring, door into

Dining Room 11'5" x 9'11"

Double glazed patio doors to the rear, radiator, wood effect flooring, door into

Kitchen/Breakfast Room 14'11" x 9'6"

Double glazed window to the rear, range of modern wall, drawer and base units with work surface over, 1.5 stainless steel sink unit, space for Range cooker with extractor hood over, space for fridge/freezer, integrated dishwasher, breakfast bar, radiator, radiator, door into

Inner Hallway

Doors into

Partitioned Garage 13'4" x 8'3"

Double glazed window to the side, wood effect flooring, door into

Shower Room 5'4" x 4'7"

Double glazed window to the side, walk in shower, vanity wash hand basin with storage under.

Utility Room 7'8" x 7'1"

Double glazed window to the rear, double glazed door to the side, base units with work surface over, stainless steel sink with mixer tap, wall mounted gas boiler, spaces for tumble dryer and plumbing for washing machine, radiator.

First Floor Landing

Double glazed window to the side, airing cupboard with hot water tank and shelving, access to loft space, doors into

Bedroom One 13' into bay x 12'9"

Double glazed bay window to the front, radiator, wood effect flooring, door into

En-Suite

Double glazed window to the side, shower cubicle, vanity wash hand basin with work surface over, WC, heated towel rail.

Bedroom Two 12'11" x 8'5"

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

Bedroom Three 9'8" x 6'11"

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

Bedroom Four 10'2" x 6'11" max

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

Bathroom 9'10" x 5'6"

Double glazed window to the side, white suite comprising, panelled bath with electric shower over, vanity wash hand basin with work surface over, concealed cistern WC, par tiled walls, heated towel rail.

Outside

The front is laid to lawn.

The enclosed rear garden is laid to lawn with patio area, mature shrubs stone edging, outside tap, gated access leading to the front.

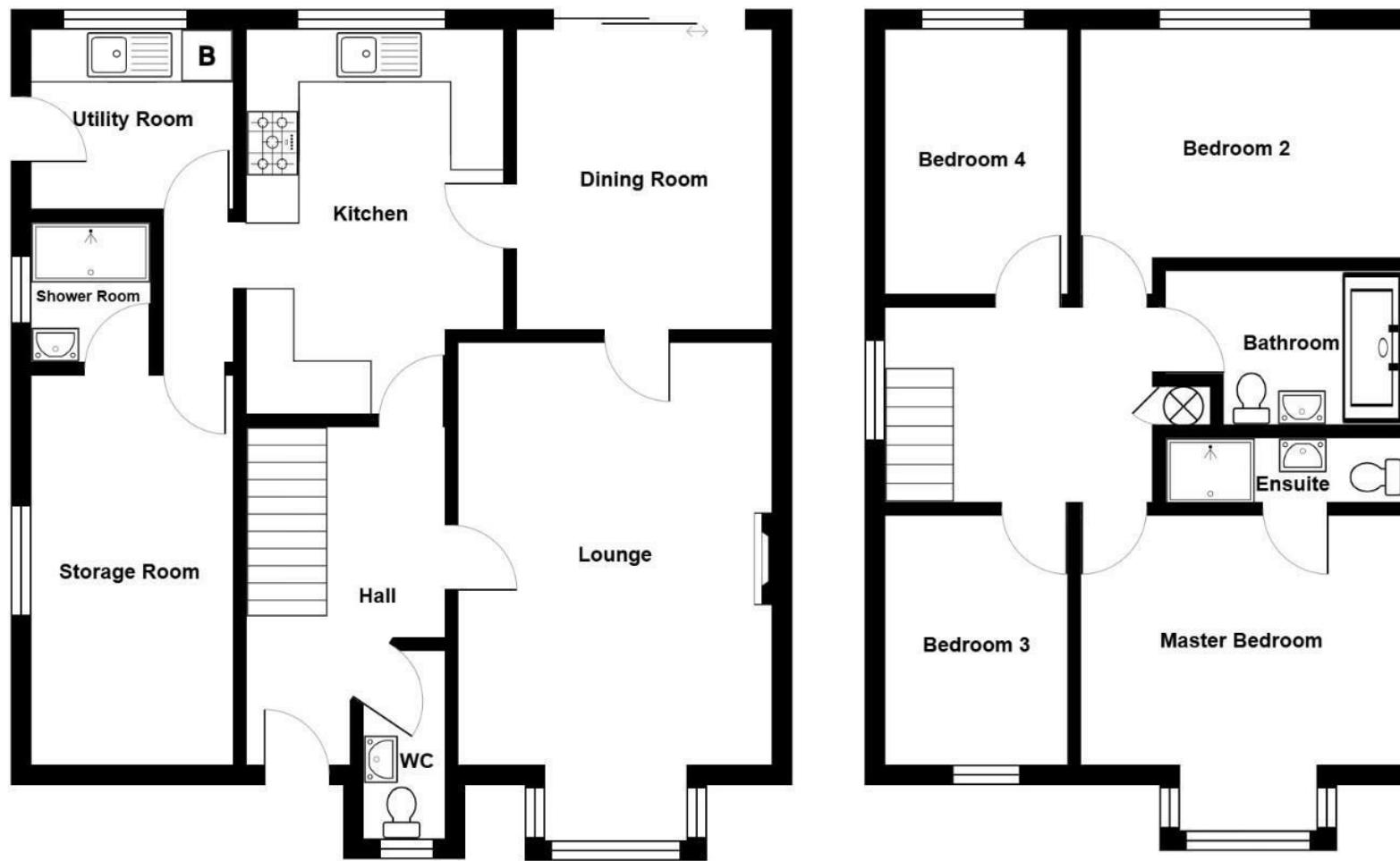
Partitioned Integral Garage

The Integral garage has been partitioned with electric remote roller door, with rafter storage, the remaining space is currently used as a storage with shower room.

There is block paving to the front of the garage providing off street parking for four vehicles.

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold
Council Tax Band: E



- Sought After Location
- Detached Family Home
- 4 Bedrooms master ensuite
- Lounge & Dining Room
- Cloakroom & Utility
- Kitchen/Breakfast
- Gardens
- Part Converted Garage used as Bedroom with Ensuite
- Gas Central Heating & Double Glazed
- Parking for Four Vehicles

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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