

## Hudson Close, Bristol

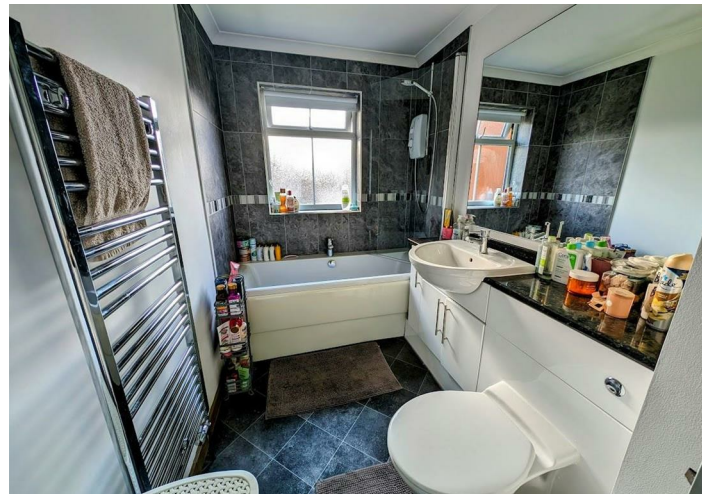
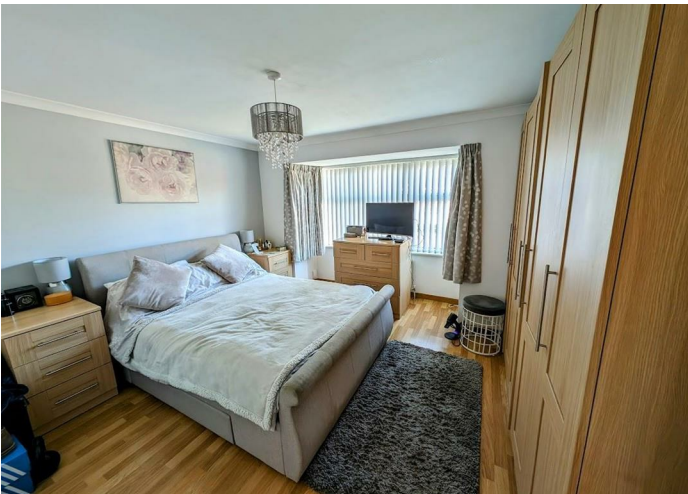
- Sought After Location
- 4 Bedrooms master ensuite
- Cloakroom & Utility
- Gardens
- Gas Central Heating & Double Glazed

- Detached Family Home
- Lounge & Dining Room
- Kitchen/Breakfast
- Part Converted Garage used as Bedroom with Ensuite
- Parking for Four Vehicles

**£485,000**

**Tenure: Freehold**

**HUNTERS®**  
HERE TO GET *you* THERE



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 Currently used as Bedroom

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 downstairs bedroom with shower room.

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



## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		72	
		83	
England & Wales	EU Directive 2002/91/EC		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.

**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

### 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.

80-82 Station Road, Yate, Bristol, BS37 4PH

Tel: 01454 313575 Email:

yate@hunters.com <https://www.hunters.com>



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE