

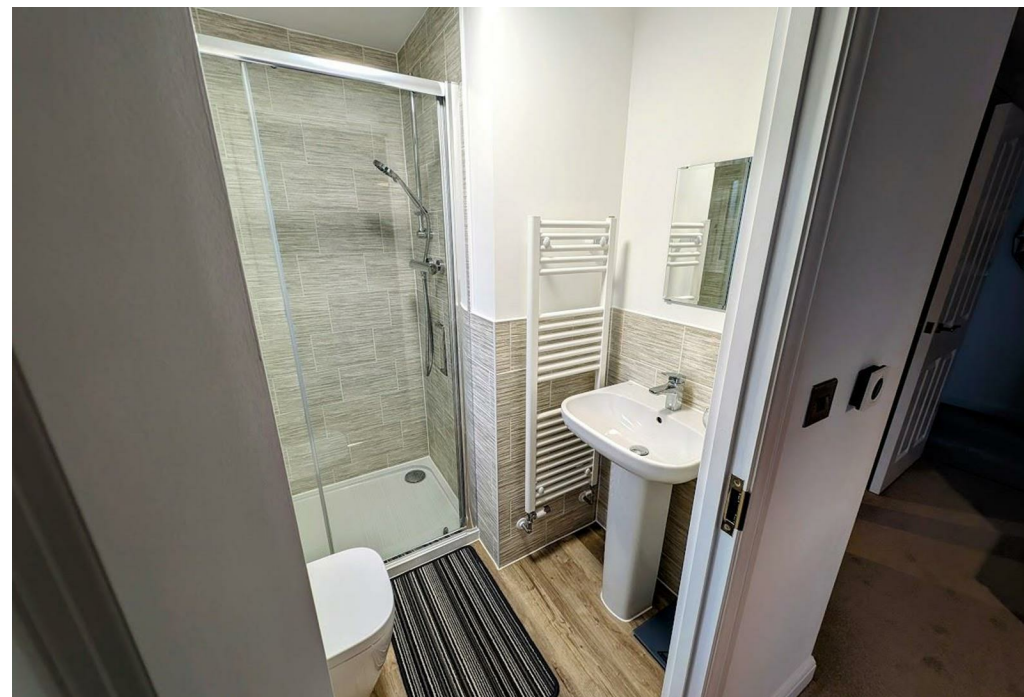


Crossman Way,
Bristol,
BS37 7EZ

£390,000

3 2 2 B

Nestled in a pleasant position in Crossman Way, Yate, Bristol, this well-presented three-bedroom detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by an entrance hall, downstairs cloakroom and a fine sized lounge. The heart of the home is undoubtedly the modern kitchen/diner, which is ideal for family meals and social gatherings. The property boasts three generously sized bedrooms, ensuring plenty of room for family or guests. The master bedroom features an en suite bathroom, providing a private sanctuary for your convenience. In addition to the en suite, there is a well-appointed family bathroom, catering to the needs of the household. This home is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, the property benefits from off-road parking. The gardens surrounding the house offer a lovely outdoor space for relaxation, gardening, or play, making it perfect for families or those who enjoy spending time outdoors. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a family home, this delightful detached house in Yate is not to be missed. Come and experience the charm and convenience it has to offer.



ENTRANCE HALL

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

DOWNSTAIRS CLOAKROOM

Pedestal wash hand basin, W/C, Amtico flooring, radiator.

LOUNGE 17'9" x 10'3"

Double glazed window to front and side, two radiators.

KITCHEN/DINER 17'10" x 9'6"

Double glazed window to front and side, range of modern wall and base units, work surfaces, stainless steel single drainer sink unit, built in electric oven and electric hob, cooker hood, integral fridge freezer, and dishwasher, Amtico flooring, two radiators, double glazed French doors to side garden.

UTILITY ROOM 5'10" x 5'5"

Double glazed door to rear, wall units. base unit, space for washing machine and space for dishwasher, Amtico flooring, Ideal gas boiler.

LANDING

Double glazed window to side and rear, access to loft space, storage cupboard, radiator.

BEDROOM ONE 14'3" (to inside of wardrobes) - 11'1" x 10'2"

Double glazed window to front, radiator.

EN SUITE

Double glazed to front, shower cubicle, vanity wash hand basin, W/C, extractor fan, shaver point, half tiled, heated towel rail.

BEDROOM TWO 10'11" (to inside of wardrobes) x 9'9"

Double glazed window to front, built in double wardrobe, built in cupboard, radiator.

BEDROOM THREE 9'2" x 7'4"

Double glazed window to side, radiator.

BATHROOM

Double glazed window to side, bath, pedestal wash hand basin, W/C, Amtico flooring, half tiled, vertical radiator.

FRONT GARDEN

Laid to lawn.

SIDE GARDEN

Laid to patio, gravel stones, with garden gate

OFF ROAD PARKING

Hardstanding space.

AML (Anti money laundering)

“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: D



- Well Presented Detached House
- Downstairs Cloakroom
- Lounge
- Modern Fitted Kitchen/Diner
- Family Bathroom
- En Suite
- Gas Central Heating, Double Glazing
- Gardens
- Off Road Parking
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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.

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.