



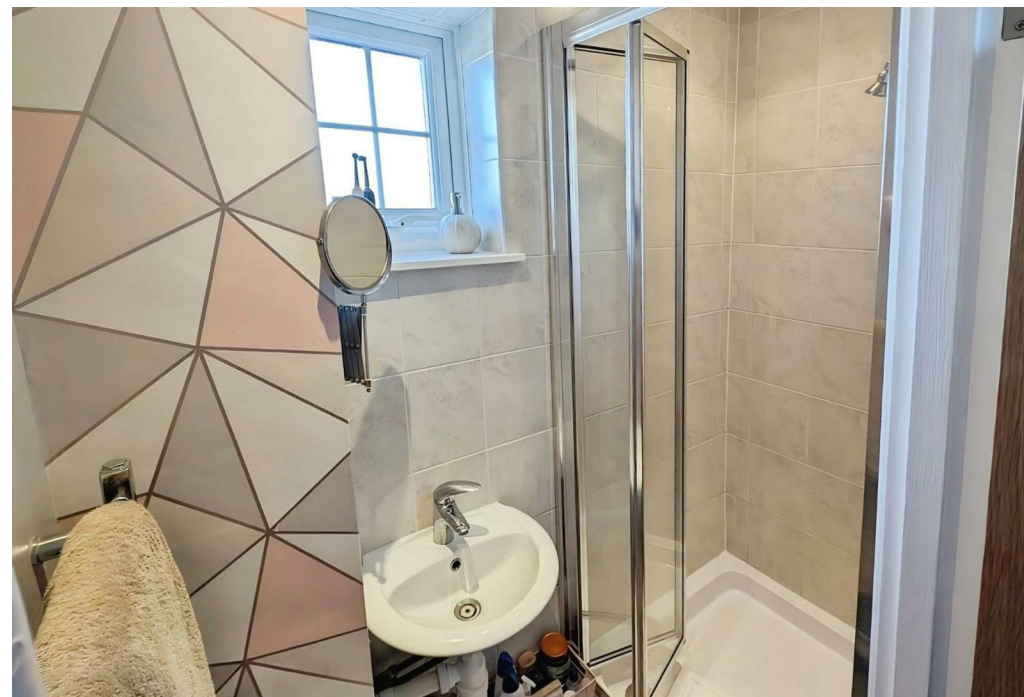
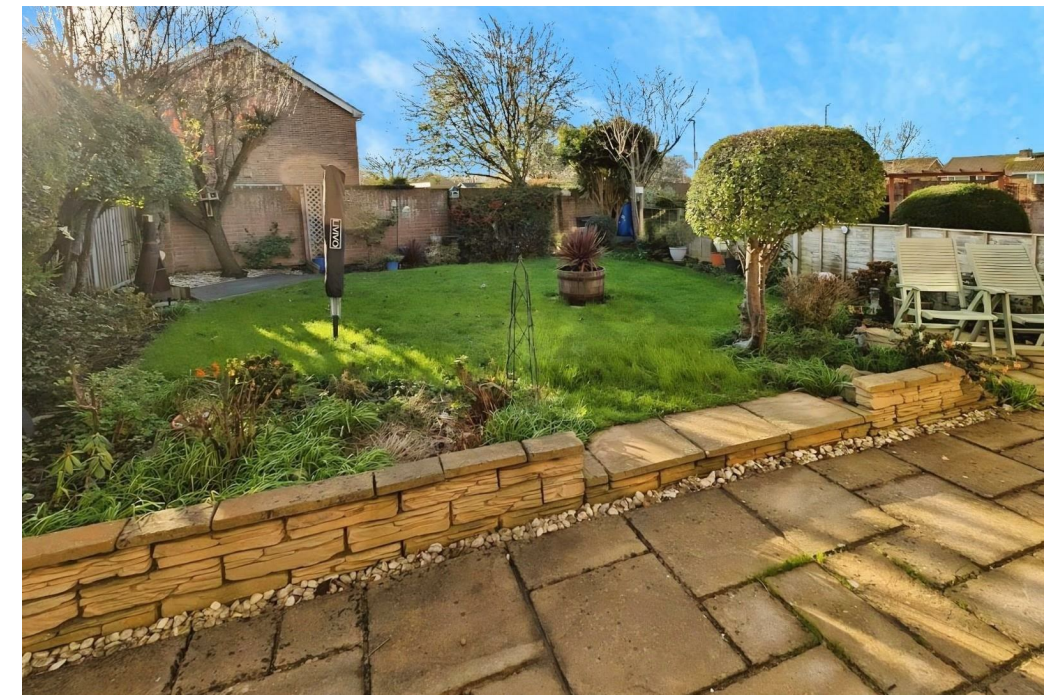


# Cornwall Crescent, Yate, BS37

£485,000



Situated in the popular road of Cornwall Crescent in Yate is this well-presented four-bedroom detached with a stunning modern fitted kitchen/diner, which provides an excellent space for family meals and entertaining friends offering a perfect blend of comfort and modern living. This bright and airy area is designed to cater to all your culinary needs, making it a delightful spot for both cooking and socialising. Adjacent to the kitchen, the spacious lounge offers a cosy retreat, perfect for relaxing after a long day. The property boasts four bedrooms ( the master bedroom with a shower area) providing ample space for family or guests. The family bathroom is well-appointed, that adds to the convenience of daily routines. Outside, the southerly facing rear garden is a true gem, offering a sun-soaked space for outdoor activities, gardening, or simply enjoying the fresh air. The property also benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Completing this impressive home is a garage and driveway, providing secure parking and additional storage options. This delightful detached house is an ideal choice for families seeking a comfortable and stylish residence in a friendly neighbourhood. The seller is buying a new build. Don't miss the opportunity to make this wonderful property your new home.





Entrance Hall  
Double glazed door to front,understairs storage cupboard, radiator, stairs to first floor.

Downstairs Cloakroom  
Double glazed window, wash hand basin, W/C, engineered oak flooring, radiator.

Lounge 13'8" x 13'6" max  
Double glazed French doors to rear garden, radiator.

Kitchen/Diner 25'2" x 9'0" - 8'9"  
Double glazed window to front, range of modern wall and base units, work surfaces, stainless steel one and a half bowl sink unit, built in Bosch oven and hob, glass lid, cooker hood, space for American style fridge freezer, integrated dishwasher and washing machine, breakfast bar, downlighters, engineered wood flooring, radiator.

Landing  
Access to loft, airing cupboard.

Bedroom One 11'11" x 11'6"  
Double glazed window to front, fitted wardrobes, radiator.

Shower Area  
Double glazed window to front, tiled shower cubicle, pedestal wash hand basin, inset ceiling lights, extractor fan, heated towel radiator.

Bedroom Two 10'9" x 8'11"  
Double glazed window to rear, radiator.

Bedroom Three 14'8" x 7'8"  
Double glazed window to front, built in cupboard, radiator.

Bedroom Four 10'2" x 6'9"  
Double glazed window to rear, laminate flooring, radiator.

Bathroom  
Double glazed frosted window, bath with shower attachment, wash hand basin, W/C, tiled to visible walls and floor, extractor fan, radiator.

Front Garden  
Block pavier double width driveway and further area laid to gravel.

Rear Garden  
Southerly facing rear garden, laid to lawn with flower/shrub borders, further

gravelled seating area, side garden gate, storage shed area to side of property, outside lighting.

Garage  
Single garage with electric door, power and light.

Disclaimer  
Under the terms of the Estate Agents Act 1979, Hunters hereby disclose the owner of the property is an employee of Hunters Estate Agents.

Agents Note  
“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

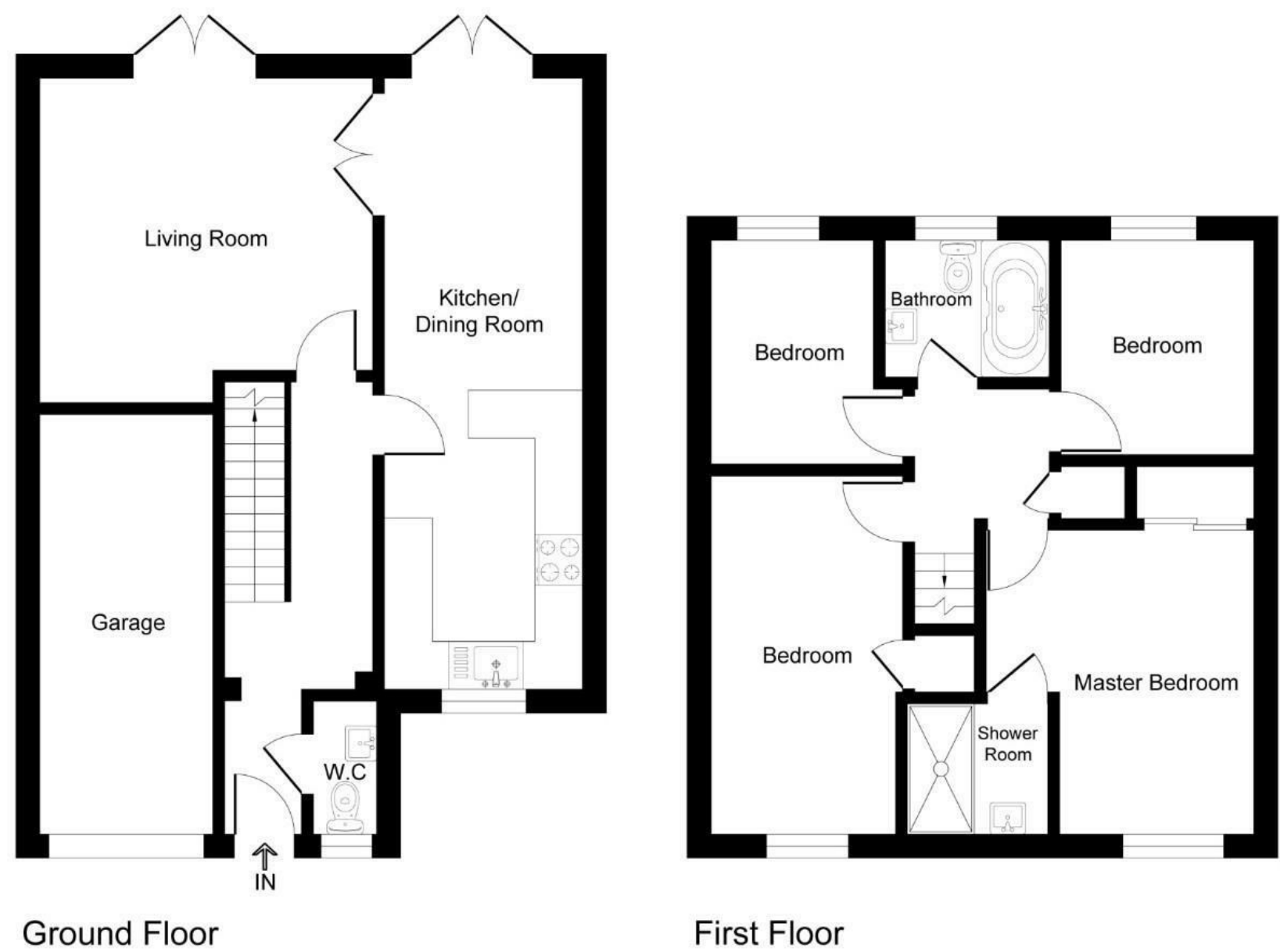



Illustration for identification purposes only, measurements are approximate, not to scale.

- Well Presented Four Bedroom Detached
- Entrance Hall
- Downstairs Cloakroom
- Stunning Modern Fitted Kitchen/Diner
- Lounge
- Family Bathroom, Shower Area
- Gas Central Heating, Double Glazing
- Garage and Driveway
- Southerly Facing Rear Garden
- 'Counties Location'

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C	70		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO <sub>2</sub> 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.