



Webb Crescent, Yate Bristol BS37 7EE

welcome to

Webb Crescent, Yate Bristol

SOUTH WESTERLY FACING GARDENBEAUTIFULLY PRESENTED FAMILY HOME *** Detached home with an OPEN PLAN kitchen diner with French doors leading to the garden. stunning lounge area, utility room & cloakroom.Upstairs there are four bedrooms, one with en suite, and a family bathroom.

Entrance

Double glazed door to front, stairs leading to first floor, wood effect luxury flooring, radiator.

Cloakroom

Low level WC, pedestal wash hand basin with tiled splashback, radiator and wood effect luxury flooring.

Lounge

21' x 15' 2" (6.40m x 4.62m)

Double glazed to front and side windows , electric fireplace , radiator.

Kitchen/Diner

21' x 15' 7" (6.40m x 4.75m)

Double glazed french doors to rear with side panel windows, newly fully fitted kitchen with wall and base units with work surfaces over, Belfast sink with mixer tap placed in island/ breakfast bar area, electric hob, double electric ovens,integrated dish washer, fridge freezer, luxury wood effect flooring, radiator.

Utility Room

double glazed door to side, wall and base units with worktop over , stainless steel sink/ drainer, tiled splashback,boiler.

Landing

Double glazed window to side, loft access partially boarded, lighting.

Bedroom One

9' 4" x 9' 4" (2.84m x 2.84m)

Double glazed window to front and side, fitted wardrobes, door leading to en-suite, radiator.

En-Suite

Double glazed window to side, Low level WC, wash

hand basin, shower cubicle , luxury wood effect flooring, wall towel radiator.

Bedroom Two

12' 4" x 8' 8" (3.76m x 2.64m)

Double glazed window to front, Radiator.

Bedroom Three

12' 4" x 12' 1" (3.76m x 3.68m)

Double glazed window to side, picture rail, radiator.

Bedroom Four

8' 5" x 7' 1" (2.57m x 2.16m)

Double glazed window to side, Built in wardrobes, radiator.

Bathroom

Double glazed window to side, low level WC, wash hand basin, bath with mixer taps and shower over, partially tiled, towel wall radiator.

Garage

Up and over garage door, power and lighting, double glazed door to side access.





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welcome to

Webb Crescent, Yate Bristol

- Beautiful four bedroom detached family home
- Beautifully presented throughout
- Large kitchen/diner
- En suite off master bedroom
- Utility room for added storage

Tenure: Freehold EPC Rating: B

£500,000



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Property Ref:
CPS104915 - 0003

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