



**Crossman Way, Yate Bristol BS37 7EZ**

**welcome to**

## **Crossman Way, Yate Bristol**

\*\*\*OVERLOOKING GREEN SPACE\*\*\*OPEN PLAN\*\*\* A beautifully presented four bedroom detached family home located in the popular town of Yate. Accommodation comprises; Entrance hall, Cloakroom, Lounge, Kitchen/Diner, Utility Room, Study/Office, Four generously sized bedrooms, Ensuite & Family Bathroom.

### **Entrance Hall**

Double glazed door to front, built in cupboard, radiator

### **Cloakroom**

Double glazed window to side, w/c, wash hand basin, luxury vinyl tiled flooring

### **Lounge**

11' 9" x 16' 2" ( 3.58m x 4.93m )

Double glazed windows to rear & side, French doors to side, two radiators

### **Kitchen/Diner**

20' 3" x 12' 5" ( 6.17m x 3.78m )

Double glazed window to front, French doors to rear, a modern fitted kitchen with both wall and floor units with work surfaces over, stainless steel sink & drainer, mixer taps over, gas hob with cooker hood over, glass splashback & eye level electric double oven, built in dishwasher & fridge freezer, boiler housed by wall unit, two radiators, wood effect luxury vinyl tile.

### **Utility Room**

Door to rear, both wall and floor units with work surfaces over, upstands, stainless steel sink & drainer, space for washer/dryer & tumble dryer, wood effect luxury vinyl tiled flooring

### **Study/Office**

9' 5" x 8' 2" ( 2.87m x 2.49m )

Double glazed window to front, radiator, luxury vinyl tiled flooring

### **Landing**

Airing cupboard housing pressurised tank, loft access, part boarded, light

### **Bedroom One**

11' 10" x 10' 9" + door wardrobe recess ( 3.61m x 3.28m + door wardrobe recess )

Two double glazed windows to front, two radiators

### **Ensuite**

Double glazed window to side, w/c, wash hand basin, double shower cubicle, spotlights inset to ceiling, part tiled walls, chrome effect towel radiator, tiled flooring

### **Bedroom Two**

15' 3" x 9' 1" ( 4.65m x 2.77m )

Two double glazed windows to front, built in wardrobe, radiator

### **Bedroom Three**

12' 8" x 8' 3" ( 3.86m x 2.51m )

Double glazed window to front & side, built in cupboard, radiator

### **Bedroom Four**

10' 9" x 9' 5" + door recess ( 3.28m x 2.87m + door recess )

Double glazed window to rear, radiator

### **Bathroom**

Double glazed window to rear, w/c, wash hand basin, bath, double shower cubicle, extractor fan, chrome effect towel radiator, part tiled walls, tiled flooring

### **Garage**

Single, up'n'over door, electric points, light





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## Crossman Way, Yate Bristol

- Four bedroom detached family home
- Two reception rooms
- Kitchen/diner & utility
- Ensuite & family bathroom
- Fully enclosed rear garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

offers in excess of

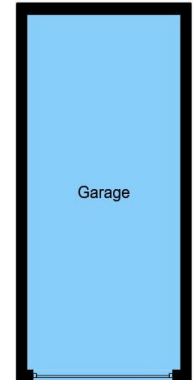
**£525,000**



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
CPS105047 - 0012

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