



Long Croft, Yate Bristol BS37 7YW

welcome to

Long Croft, Yate Bristol

**** NO ONWARD CHAIN**** EXTENDED FAMILY HOME **** This fantastic Four bedrooms, master bedroom with en-suite, main family bathroom, with a open plan kitchen/diner/ lounge, with utility room, enclosed rear garden, parking and garage.

Entrance Hall

Double glazed door to front, access to downstairs cloakroom. radiator and laminate flooring.

Downstairs Cloakroom

Window to front , W/C, wash hand basin, radiator. part tiles walls

Lounge

12' 8" x 11' 1" (3.86m x 3.38m)

Double glazed window to front, Fire place with surround, radiator access to stairs. woof effect flooring

Kitchen/Diner/Lounge

23' 6" max x 10' 11" max (7.16m max x 3.33m max)

Bi-folding doors to rear, four velux roof windows, wood burner, upstand radiator. wall and base units, stainless steel sink and drainer, tiled flooring, gas hob and electric ovens, door leading to utility room. water softener machine. vinyl flooring

Utility Room

Double glazed window to rear with door leading to garden, Belfast sink and drainer, housing boiler (2 years old), wall and base units, space for fridge & freezer, radiator, tiled flooring.

Bedroom One

17' 4" max x 7' 10" max (5.28m max x 2.39m max)

Double glazed window to front, built in wardrobes, radiator, access door leading to en-suite.

En-Suite

Double glazed window to rear, W/C, Heated towel rail, shower unit, wash hand basin vanity unit. extractor fan. part tiled and tiled flooring.

Bedroom Two

12' 6" x 7' 11" (3.81m x 2.41m)

Double glazed window to front, radiator. built in wardrobes.

Main Bathroom

Window to rear, walk in shower, heated towel rail, wash hand basin vanity unit, W/C, extractor fan, LVT flooring, tiled walls.

Bedroom Three

6' 5" x 6' 6" (1.96m x 1.98m)

Double glazed window to rear, radiator. airing cupboard.

Bedroom Four

8' 10" x 7' 11" (2.69m x 2.41m)

Double glazed window to front, radiator. wood effect flooring.

Rear Garden

Enclosed rear garden with outbuilding.

Outbuilding / Sun Room

Double glazed doors and windows.

Garage /Parking

Parking for multiple vehicles, electric garage door. power and lighting.



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



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Long Croft,
Yate Bristol

- EXTENDED DETACHED HOME
- FOUR BEDROOMS
- NO ONWARD CHAIN
- OPEN PLAN KITCHEN/DINER/LOUNGE
- DOWNSTAIRS CLOAKROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£525,000



view this property online allenandharris.co.uk/Property/CPS105311



Property Ref:
CPS105311 - 0006

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