
HOBBS
PROPERTY AGENTS
£425,000
Poskett Way
Charfield, GL12 8FF

PROPERTY SUMMARY

This beautifully presented home offers bright, spacious accommodation throughout, making it an ideal choice for modern family living. Stepping inside, you are welcomed by an attractive entrance hallway featuring stylish wall panelling and a convenient cloakroom. The generous living room provides a comfortable space to relax, while to the rear of the property the impressive kitchen, dining and breakfast room benefits from tiled flooring throughout, a range of built in appliances, ample storage and plenty of space for both dining and everyday family life. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the spacious landing continues the attractive panelled finish and leads to four well proportioned bedrooms. The principal bedroom enjoys the added benefit of an en suite shower room, alongside a further double bedroom and two good sized bedrooms, all complemented by a modern family bathroom.

Externally, the property benefits from a driveway providing off street parking for two vehicles, complete with an EV charging point. The enclosed south facing rear garden has been designed for ease of maintenance and enjoyment, featuring a patio seating area, decorative stone, and a lawn, offering the perfect space for relaxing, entertaining and family life. The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs.

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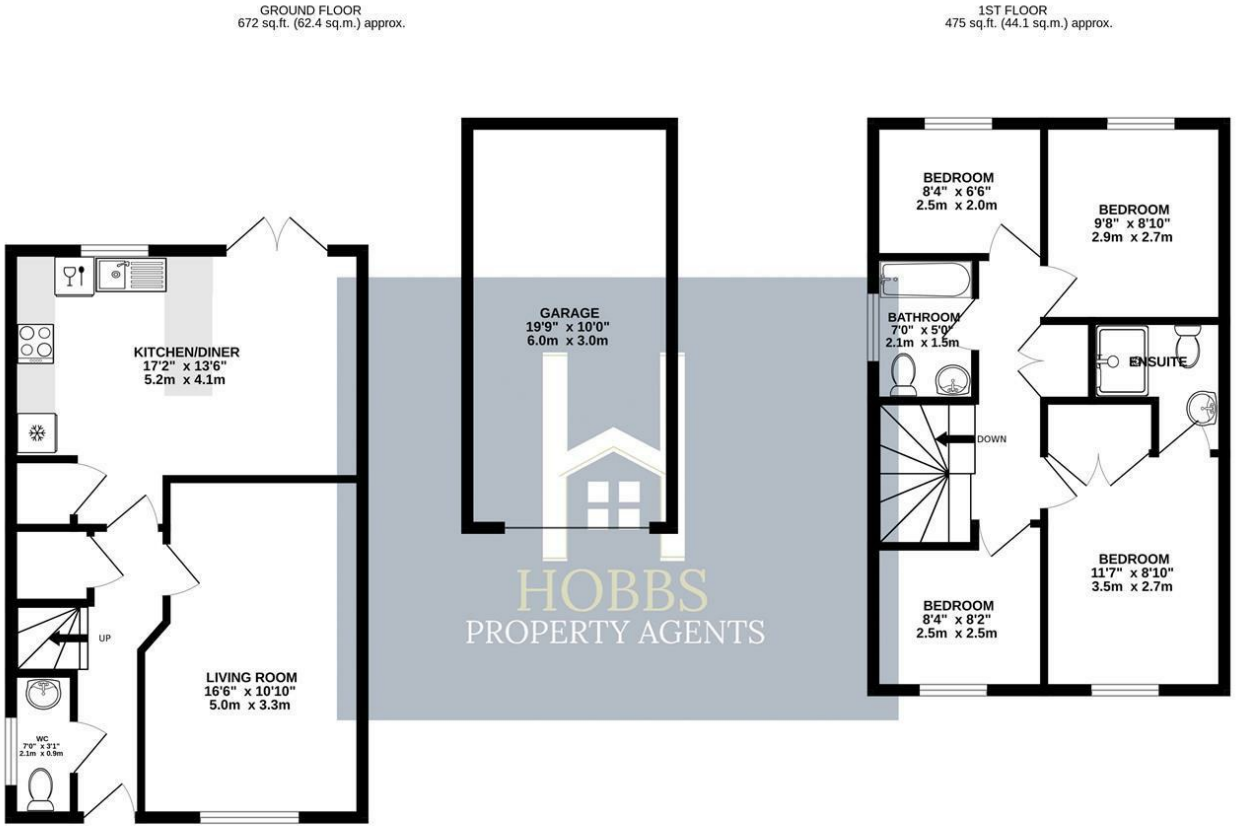









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TOTAL FLOOR AREA : 1147 sq.ft. (106.6 sq.m.) approx.

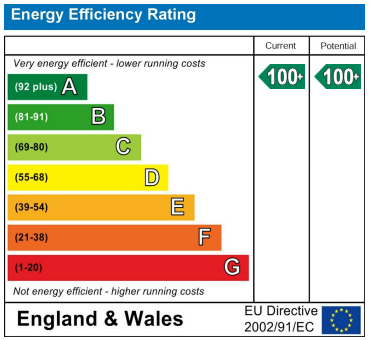
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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