

HUNTERS®
HERE TO GET *you* THERE

Hutchinson Road, Yate, BS37

Hutchinson Road,
Yate,
BS37

£330,000

3 2 1 B

This well-presented semi-detached property offers a delightful blend of comfort and modern living. Upon entering, you are welcomed by an entrance hall that leads to a convenient downstairs cloakroom, perfect for guests. The inviting lounge provides a warm and relaxing space for family gatherings or quiet evenings in. The heart of the home is undoubtedly the well-fitted kitchen/diner, which is designed to cater to both culinary enthusiasts and those who enjoy entertaining. This area is bright and airy, making it an ideal spot for family meals or socialising with friends. The property three bedrooms, providing ample space for a growing family or those needing extra room for guests and there is an en suite shower room to the master bedroom. The modern bathroom is tastefully designed, ensuring a comfortable and stylish experience. Additional features include gas central heating and double glazing, which enhance the property's energy efficiency and comfort throughout the year. Outside, you will find well-maintained gardens that offer a lovely outdoor space for relaxation or play. The off-road parking is a significant advantage, providing convenience and peace of mind. This semi-detached house is a wonderful opportunity for anyone seeking a family home.













ENTRANCE HALL
Entrance door, radiator.

LOUNGE 12'10" x 11'10"
Double glazed window, radiator.

KITCHEN/DINER 14'11" x 10'0"
Double glazed window to rear, range of modern wall and base units, work surfaces, built in oven, hob, integral fridge freezer and dishwasher, radiator, cupboard housing gas boiler,
double glazed French doors to rear garden.

DOWNSTAIRS CLOAKROOM
Wash hand basin, W/C.

INNER HALL

LANDING
Access to roof space, cupboard, radiator.

BEDROOM ONE 9'6" x 8'5" - 11'8" max
Double glazed window to front, radiator.

EN SUITE
Double glazed window to front, shower cubicle, wash hand basin, W/C.

BEDROOM TWO 10'7" x 7'9"
Double glazed window to rear, radiator.

BEDROOM THREE 9'7" x 7'0"
Double glazed window to rear, radiator.

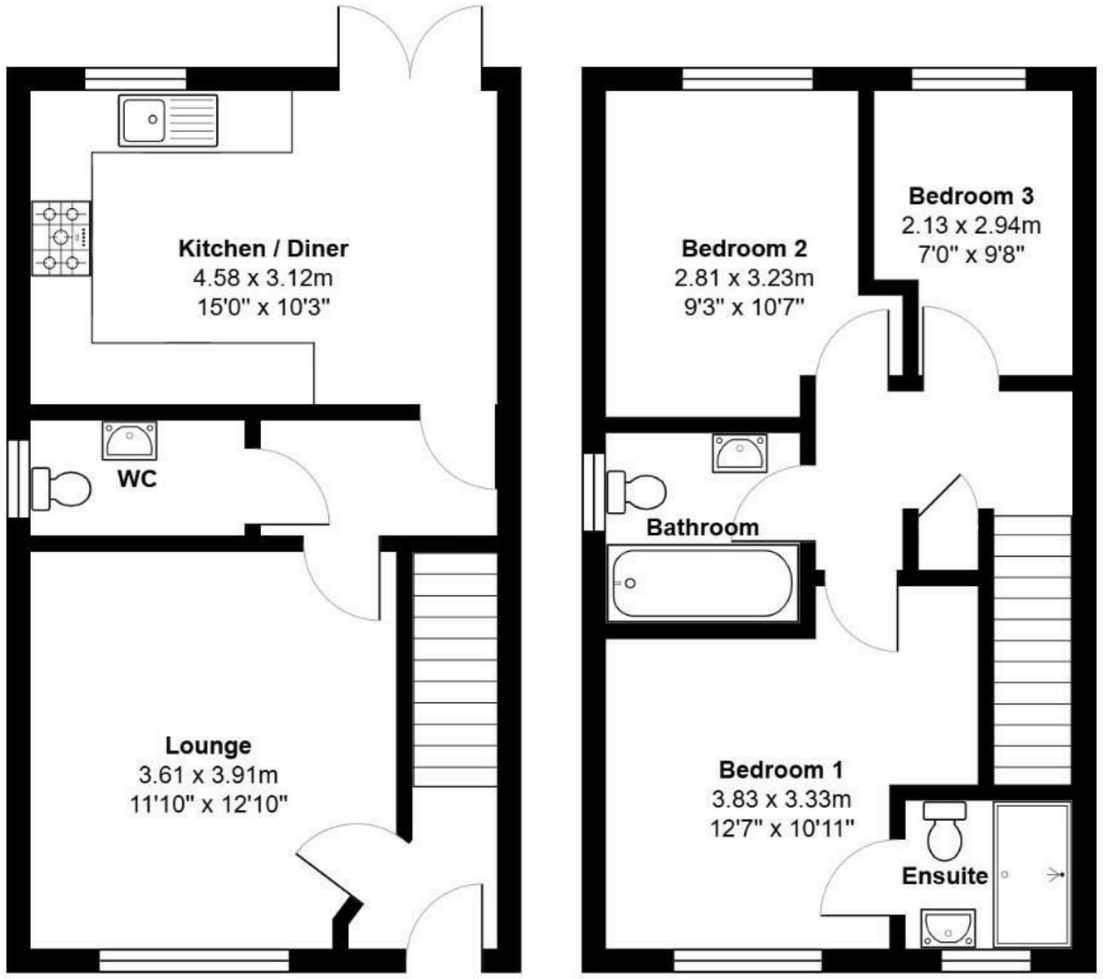
BATHROOM
Double glazed window to rear, bath with shower, wash hand basin, W/C, radiator.

FRONT GARDEN
Laid to lawn

REAR GARDEN
Laid to lawn.

OFF ROAD PARKING
Parking to the side of the property for two cars.

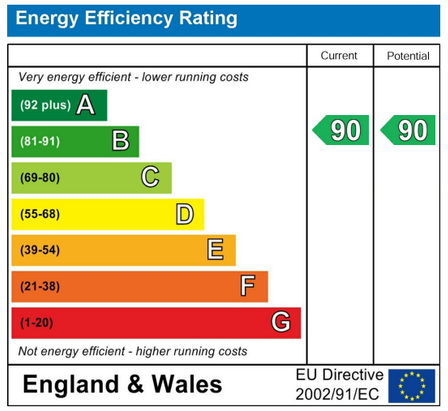
Agents note
“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before 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’’

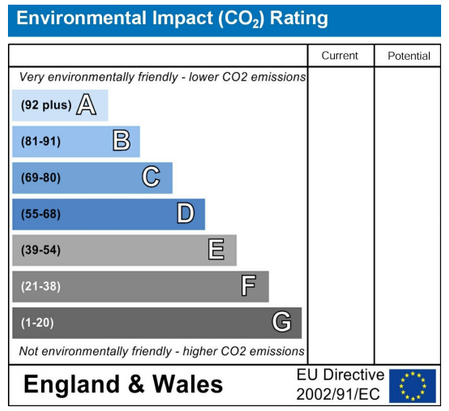


Total Area: 75.1 m² ... 809 ft²

Tenure: Freehold
Council Tax Band: C

- Well Presented Semi Detached Property
- Entrance Hall
- Downstairs Cloakroom
- Lounge
- Well Fitted KItchen/Diner
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Gardens
- Off Road Parking





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.

HUNTERS®
HERE TO GET *you* THERE

80-82 Station Road, Yate, Bristol, BS37 4PH Tel: 01454 313575
Email: yate@hunters.com