



£425,000

Poskett Way

Charfield, GL12 8FF

PROPERTY SUMMARY

This well presented property offers bright and spacious accommodation throughout, ideal for modern family living. Upon entering, there is a welcoming hallway with a cloakroom, leading through to a generous living room. To the rear, a stylish kitchen diner breakfast room is fitted with built in appliances and enjoys plenty of natural light, with doors opening directly onto the garden, creating an ideal space for both everyday living and entertaining.

Upstairs, the property continues to impress with a principal bedroom featuring an en suite, a further double bedroom, and two additional well proportioned rooms, all served by a modern family bathroom.

Externally, the property benefits from a spacious rear garden with a patio area and lawn, perfect for outdoor dining and relaxation. To the front, there is driveway parking for two to three cars, along with a garage equipped with power and lighting. Further benefits include access to a fully boarded loft with raised boarding, providing excellent additional storage space.

4



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2



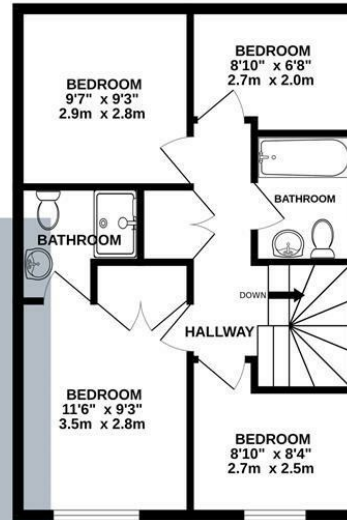
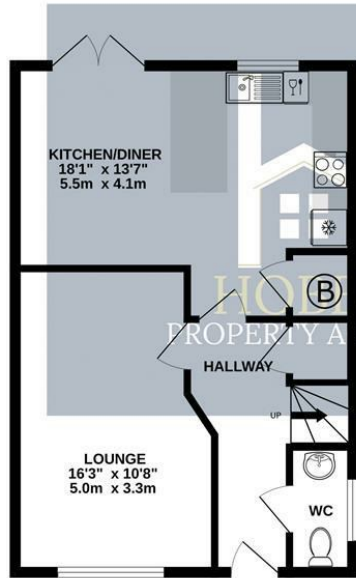






GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.7 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		97	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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



OFFICE DETAILS

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