
HOBBS
PROPERTY AGENTS
£495,000
Long Croft
Yate, BS37 7YW

PROPERTY SUMMARY

Upon entering the property, you are welcomed into the entrance hall, which provides access to the ground floor accommodation. To the left is a spacious double bedroom, offering an annexe style arrangement with its own ensuite shower room and utility room. This is a great space for extended family members, guests or those looking for flexible living arrangements. To the right of the hallway is the well presented kitchen/breakfast room, offering plenty of cupboard and worktop space. From here, you step into the impressive extension, which spans the full width of the property and provides a generous family and dining area. This is a lovely space for everyday family life and entertaining, with doors opening directly onto the rear garden. A separate living room is also accessed from the entrance hall, providing an additional reception space away from the main family area.

Upstairs, the property offers four bedrooms, including the principal bedroom with its own ensuite shower room. There are two further good sized double bedrooms and a generous single bedroom, currently used as a home office. The first floor also benefits from a modern family bathroom, with an airing cupboard on the landing and access to the loft space.

Outside, the property benefits from a driveway providing parking for three to four cars. To the rear is a spacious and private garden, which has been designed to be low maintenance, with a patio area and artificial lawn. There is also a hot tub included in the sale, with a wooden pergola over the top, making it a great space for relaxing or entertaining.

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Snuggle



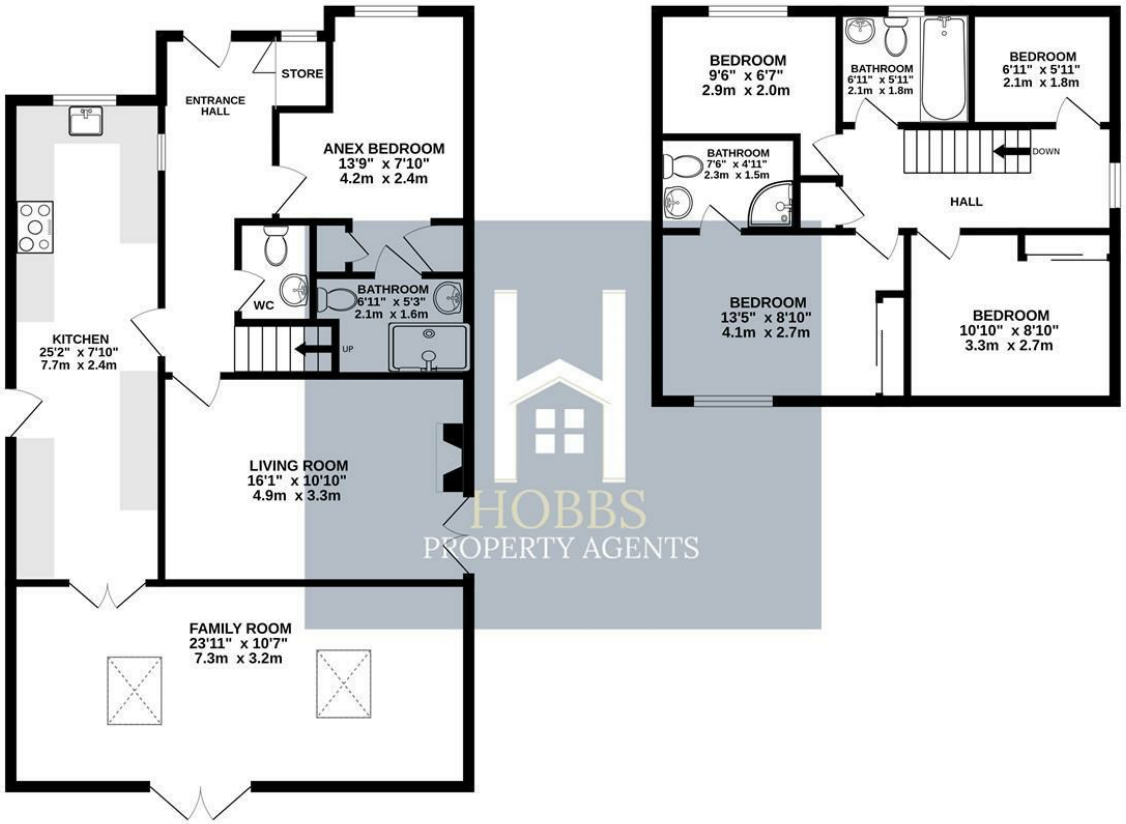

MARVEL




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GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 sq.m.) approx.

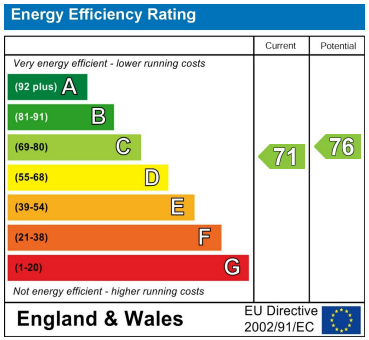
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
E

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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