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Hutchinson Road, Yate, BS37

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Yate,
BS37

£350,000

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This beautifully presented three-bedroom detached house, built in 2024, offers a perfect blend of modern living and comfort. As you step inside, you are welcomed by a bright and airy entrance hall that leads to a convenient cloakroom. The spacious lounge provides an inviting space for relaxation, while the fitted kitchen/diner is ideal for both cooking and entertaining, making it the heart of the home. Upstairs, you will find three well-proportioned bedrooms, including a master suite complete with an en suite bathroom, ensuring privacy and convenience. The family bathroom serves the other two bedrooms, providing ample facilities for family living. This property is further enhanced by gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings. Additionally, the property includes parking for two vehicles, a valuable feature in this desirable area. With its modern design and thoughtful layout, this home is ideal for families or professionals seeking a peaceful yet connected lifestyle. We highly recommend viewing this property to fully appreciate all it has to offer.













ENTRANCE HALL
Stairs to 1st floor with storage cupboard, radiator. Doors into

DOWNSTAIRS CLOAKROOM
White suite, wash hand basin, WC, wood effect flooring, radidator.

LOUNGE 16'2" x 10'2"
Double glazed window to the front and side, TV point, radiator.

KITCHEN/DINER 16'2" x 10'4"
Double glazed window to front, and side and double glazed French doors to the side, range of fitted wall and base units with work surface over, integrated appliances to include fridge/freezer, and dishwasher, electric oven and gas hob with extractor hood over, plumbing for washing machine, stainless steel sink unit, space for table and chairs, radiator.

LANDING
Double glazed window to the rear, access to loft space, radiator, doors into

BEDROOM ONE 12'8" 9'5" x 10'0"- 11'11"
Double glazed window to the front and side, radiator, built in wardrobes, door into

EN SUITE
Double glazed window to the front, shower cubicle, wash hand basin, WC, part tiled, radiator.

BEDROOM TWO 12'3" - 10'3" x 8'8"
Double glazed window to the front and side, storage cupboard, radiator.

BEDROOM THREE 7'3" x 6'10"
Double glazed window to the side, radiator.

BATHROOM
Double glazed window, white suite comprising panelled bath, pedestal wash hand basin, WC, part tiled walls, radiator.

OUTSIDE
The front has railing with shrubs and pathway to the front door.
The enclosed side garden is laid mainly to lawn with patio area, garden shed, outside tap, power socket, and garden gate.

PARKING
There is a driveway to the side of the property with tandem parking for two vehicles.

AGENTS NOTE

There is a communal community charge of £240per annum.

“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’’

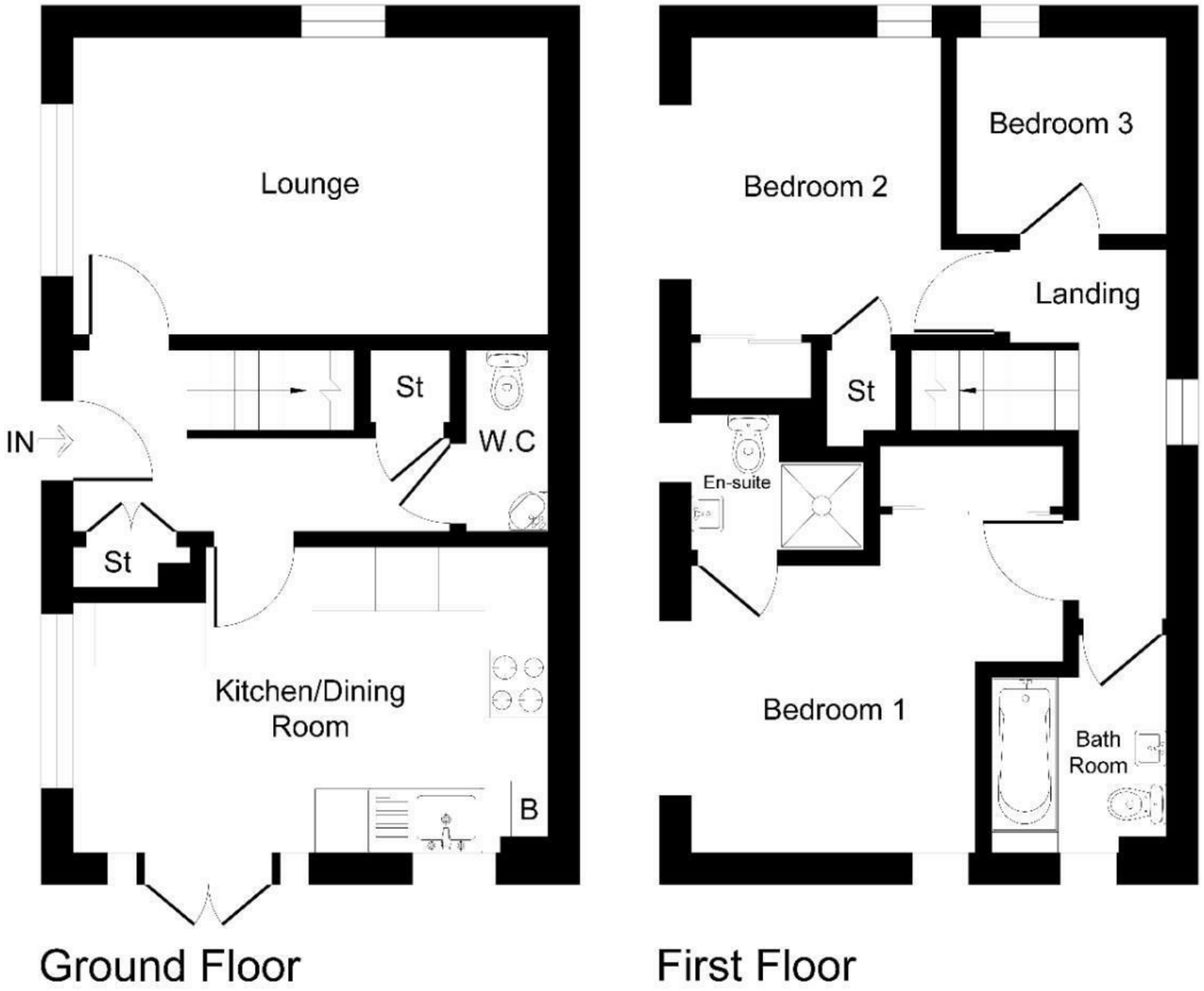
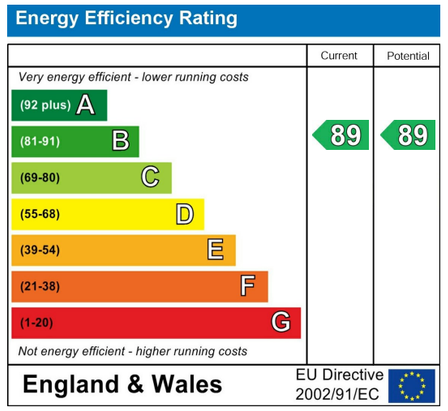
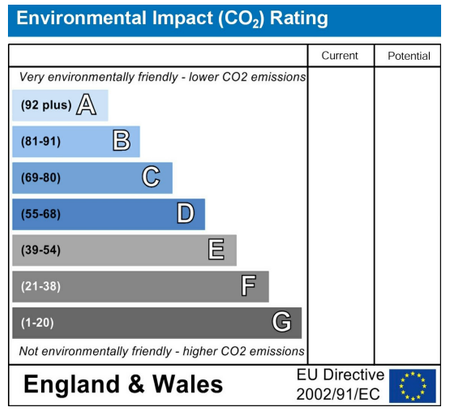


Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Freehold
Council Tax Band: D

- Well Presented Detached House
- 3 Bedrooms (Master Ensuite)
- Downstairs Cloakroom
- Lounge
- Kitchen/Diner
- Family Bathroom
- Gardens
- Tandem Parking
- Built 2024
- Pleasant Position





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.

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