



Cornwall Crescent, Yate Bristol BS37 7RT

welcome to

Cornwall Crescent, Yate Bristol

**** NO ONWARD CHAIN **** This beautifully presented four bedroom detached home over looking the green, offers spacious living on the ground floor, downstairs cloakroom, conservatory, first floor there are four bedrooms, main bathroom, enclosed generous rear garden, garage and parking.

Entrance Hall

Double glazed windows to front and door, radiator, tiled flooring.

Storage Cupboard Downstairs Cloakroom

Double glazed window to side, Low level w/c, wash hand basin with storage, vinyl flooring, radiator.

Kitchen

Double glazed window to rear, wall and base units with worktops over, ceramic sink and drainer, tiled splashback, electric over and hob with extractor fan, free standing dishwasher, space for washing machine and fridge, tiled flooring.

Lounge/Dining Room

Double glazed window to front, feature fireplace with surround, radiator, opening into dining room, french doors and window to rear, radiator.

Conservatory

UPVC Lean too glass conservatory, doors leading to enclosed rear garden, tiled flooring, lighting.

First Floor

Master Bedroom

Double glazed window to front, built in wardrobes, radiator.

Second Bedroom

Double glazed window to rear, built in wardrobes, radiator.

Third Bedroom

Double glazed window to rear, built in wardrobes, radiator.

Fourth Bedroom

Double glazed window to rear, radiator.

Main Bathroom

double glazed window to front, bath, separate shower cubicle, low level w/c, wash hand basin, heated towel radiator, fully tiled walls, wood effect vinyl flooring.

Garage/Storage/Utility Room

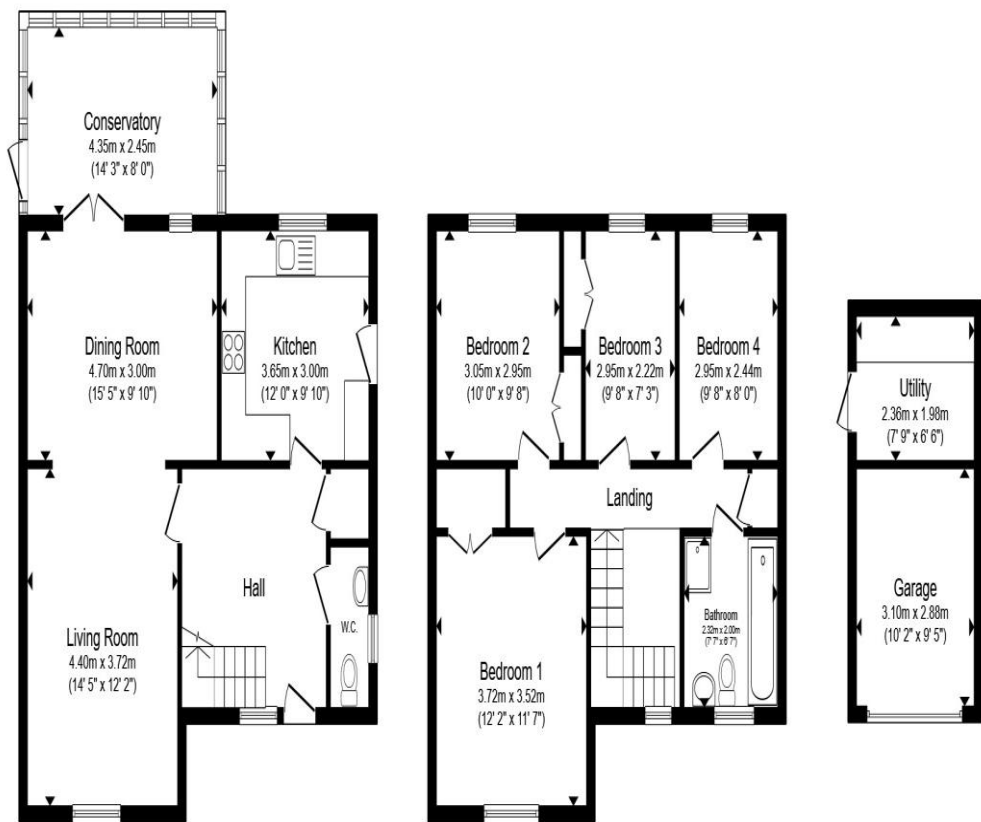
Split Garage, garage up and over front door, parking, power and lighting. Rear of garage used as utility room with power and lighting, shelving, space for tumble dryer and freezer.

Side Access

Side passage to rear garden.

Rear Garden

Grass laid to path, summer house.



Ground Floor

First Floor

Outbuilding

Total floor area 141.9 m² (1,528 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Cornwall Crescent,
Yate Bristol

- NO ONWARD CHAIN
- "COUNTIES ESTATE"
- FOUR BEDROOM DETACHED
- DOWNSTAIRS CLOAKROOM
- GENEROUS REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of
£550,000



view this property online allenandharris.co.uk/Property/CPS105468



Property Ref:
CPS105468 - 0003

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