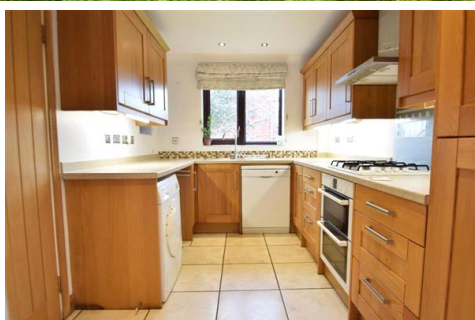




**01454 326846**

[contact-us@mwfarringtons.co.uk](mailto:contact-us@mwfarringtons.co.uk)



## LONG CROFT, YATE, BRISTOL

**£450,000** Freehold

A tucked away find in the heart of North Yate, an opportunity not to be missed to view this detached, four bedroom home with garage, driveway parking, conservatory and ample space throughout all with the added bonus of being completely CHAIN FREE! Call today for your viewing 01454 326 846.

**SSTC**

- Popular location - North Yate
- Short distance from shops and amenities
- Quiet Cul-de-Sac location
- Detached family home
- Four bedroom property
- Ensuite Shower Room
- Downstairs WC
- Conservatory

A spacious and versatile home readily available to view in the popular cul-de-sac location of Long Croft.

A fantastic find with Schools and amenities nearby and conveniently tucked away with plenty of privacy, this four bedroom spacious home is not to be missed. On entering the property you are welcomed by a useful entrance porch, complete with tiled flooring which extends into the entrance hallway, downstairs you will also find a WC, modern kitchen, separate dining space and family lounge area with feature fireplace, the downstairs further benefits from a light, generous conservatory and versatile study room; which works well for a home office or extra space for the family. Upstairs this boundless property is home to four bedrooms with some integral storage, updated family bathroom and modern en-suite shower room. Outside, the property is blessed by a fantastic garden space with a well kept lawn, stone decking effect patio area, storage to side, and complimented by various established plants and trees. This family home is further benefited by some garage storage, desirable driveway space and a pretty frontage with planted edging and trees. A perfect future home for the growing family with plenty to offer in a sought after location, a real find not to be missed and with the added benefit of being CHAIN FREE!

Council Tax Band: Band D

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

### **Entrance Porch**

Useful porch entrance, with tile flooring and hook hanging space.

### **WC**

Useful WC situated on the ground floor.

### **Kitchen**

Modern designed kitchen, with base and eye level units, complete with ample storage and dishwasher.

### **Lounge**

Spacious and light living space with feature fireplace and laminate flooring throughout.

### **Dining Room**

A bright, open dining room connected by an archway to the lounge

### **Conservatory**

A useful open space, connected to the lounge with a surround view of the rear garden.

### **Bedroom 1**

Double bedroom, adjacent to the ensuite, complete with built in storage.

### **En-suite**

Updated modern en-suite shower room, situated just off the main bedroom.

### **Bedroom 2**

A light and spacious double bedroom

### **Bedroom 3**

A light and spacious bedroom with views to the front of the property.

### **Bedroom 4**

A stylish single bedroom

### **Bathroom**

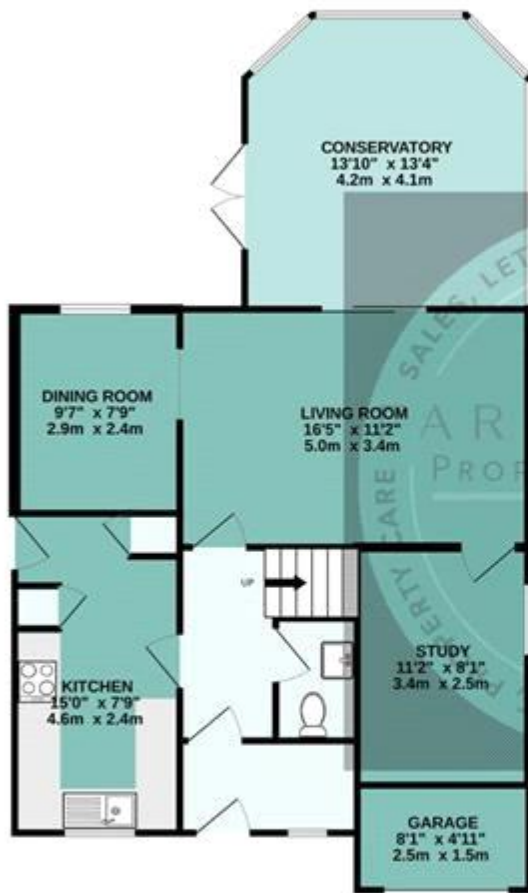
a modern bathroom with white contemporary suite.





**LONG CROFT, YATE, BRISTOL**  
**£450,000** Freehold

GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.

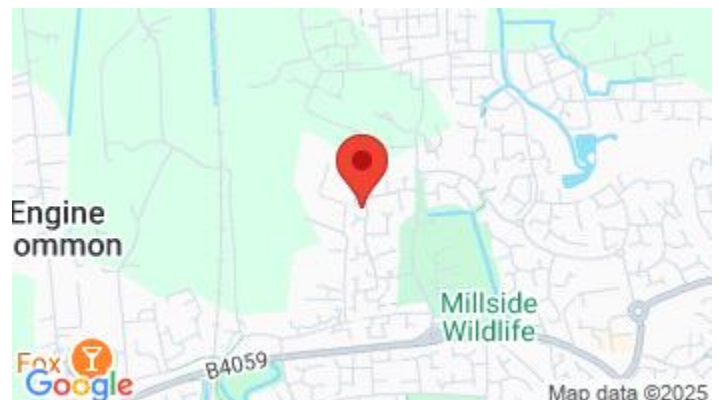


TOTAL FLOOR AREA : 1299 sq.ft. (120.6 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.