



01454 326846

contact-us@mwfarringtons.co.uk



LONG CROFT, YATE, BRISTOL

£465,000 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 having a recently updated kitchen. Call today for your viewing 01454 326 846.

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, recently updated kitchen diner and modernised family lounge area with feature fireplace, the downstairs further benefits from a light, generous conservatory and versatile utility room which could double up as a study space if required. Upstairs this boundless property is home to four bedrooms with some integral storage, family bathroom and modern en-suite shower room all laid to new carpet. 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, give us a call to get a viewing today!

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Entrance Porch

The entrance porch is accessed via the front of the property through a recently updated front door, it offers a feature tiled flooring as well as access to the entrance hall.

Entrance hall

The entrance hall is accessed via the entrance porch and offers access to the downstairs WC, kitchen and lounge. It has a feature tiled flooring consistent with that of the entrance porch and also offers access to the first floor.

Lounge

The lounge is accessed via the entrance hall and dining area. It is laid to a recently updated wooden effect floor and offers a fireplace, sliding patio doors to the conservatory and access to the downstairs utility room.

Kitchen/diner

The kitchen / diner has been recently updated and is laid to a recently updated wooden effect floor. It offers a range of stylish base and eye level units with quartz work surfaces. It also benefits from a Belfast sink and large extractor fan. The dining space adjacent has ample space for a 6 seater dining table and window overlooking the garden. The kitchen also offers a doorway to the side of the property.

Conservatory

The conservatory has brick footings and a radiator so it can be used all year round. It has a tiled flooring as well as french doors to the garden and sliding patio door to the lounge.

Bedroom 1

The principle bedroom has built in storage, window overlooking the garden as well as a brand new carpet. It has an ensuite which offers a WC, shower and basin.

Bedroom 2

The second bedroom is accessed via the landing and is laid to a brand new carpet. It has a window overlooking the garden as well as ample space for a double bed.

Bedroom 3

The third bedroom is accessed via the landing overlooks the front of the property, it is laid to a brand new carpet and has ample space for a double bed.

Bedroom 4

The fourth bedroom is accessed via the landing and overlooks the front of the property. It would be a perfect office space or single bedroom.

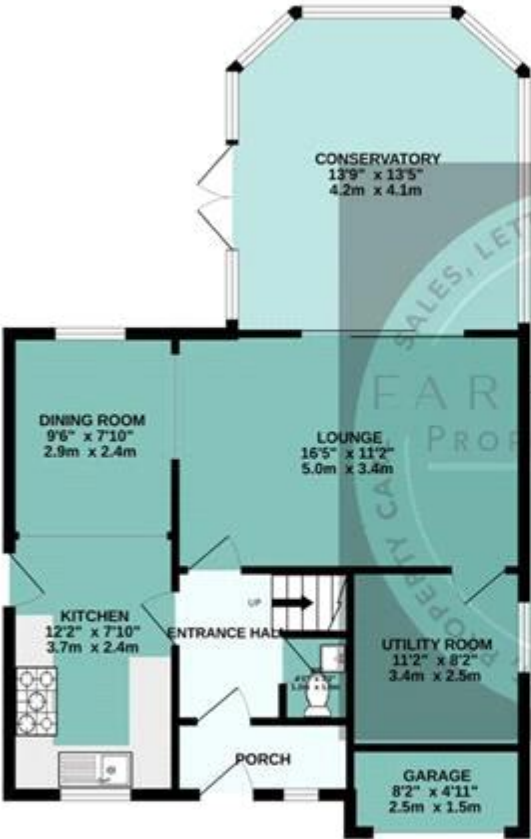
Bathroom

The bathroom is accessed via the landing and has a WC, vanity basin and bath. It overlooks the front of the property and is tiled from floor to ceiling.

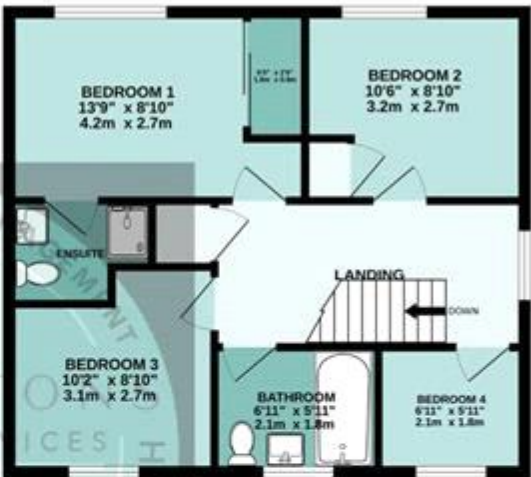


LONG CROFT, YATE, BRISTOL
£465,000 Freehold

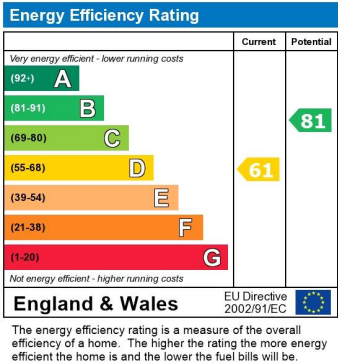
GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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.
Made with Metropix ©2025



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/fitings 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.