

Wemberham Crescent, Yatton, Bristol, Somerset. BS49 4BD

Offers in Excess of £300,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly sought-after location of Wemberham Crescent, this charming three-bedroom semi-detached house offers the perfect blend of comfort, convenience, and modern living. Boasting a prime position with parking to the front, including a garage and workshop, this residence caters to every aspect of a contemporary lifestyle. As you step through the porchway into the inviting entrance hall, you are greeted by a sense of warmth and spaciousness. The ground floor unfolds gracefully, revealing a cozy lounge ideal for relaxation and gatherings. Adjacent, the kitchen/diner presents a hub for culinary delights and family meals, featuring ample space for dining and entertaining. Ascending the staircase, you'll find three well-appointed bedrooms on the upper level, offering comfortable accommodation for the entire family or guests. The bathroom complements the living space, providing a haven for relaxation and rejuvenation after a long day. One of the standout features of this property is its ownership of solar panels, offering both sustainability and potential cost savings. The conscientious energy solution aligns perfectly with modern eco-conscious living, providing a greener footprint for the environmentally aware homeowner. Stepping outside, the rear garden unveils a delightful retreat, complete with a shed that serves as a versatile space for an office or potential home bar, catering to both work and leisure needs. Additionally, a luxurious hot tub awaits, offering the ultimate relaxation experience amidst the tranquility of your own private oasis. Conveniently located in Yatton, residents benefit from easy access to local amenities, schools, and transportation links, ensuring a seamless blend of suburban tranquility and urban connectivity.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached House
- Three Bedrooms
- Off Road Parking
- Garage/Workshop
- Solar Panels
- Kitchen/Diner
- Sought After Location
- Gas Central Heating
- UPVC Double Glazing





## ROOM DESCRIPTIONS

### Entrance

UPVC double glazed door opening through to porchway, UPVC double glazed door opening into;

### Entrance Hall

Stairs rising to first floor landing, doors to living room and kitchen, under stair storage cupboard, radiator, new flooring throughout the downstairs

### Living Room

11' 2" x 12' 8" (3.40m x 3.86m) UPVC double glazed window to front aspect, radiator,

### Kitchen/Diner

17' 3" x 10' 4" (5.26m x 3.15m) UPVC double glazed french doors opening out to rear garden, UPVC double glazed window to rear aspect, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space and plumbing for dish washer, space for fridge freezer, integrated gas hob and oven under, radiator.

### Stairs Rising to First Floor Landing

### First Floor Landing

UPVC double glazed window to side aspect, storage cupboard, doors to all rooms

### Bedroom One

10' 0" x 12' 1" (3.05m x 3.68m) UPVC double glazed window to front aspect, radiator.

### Bedroom Two

9' 11" x 11' 9" (3.02m x 3.58m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Three

7' 3" x 8' 4" (2.21m x 2.54m) UPVC double glazed window to front aspect, radiator and built in storage cupboard

### Bathroom

7' 0" x 8' 1" (2.13m x 2.46m) UPVC double glazed obscure window to rear aspect, three piece suite comprising low level WC, vanity wash hand basin, paneled bath with shower screen and shower attachment over, heated towel rail

### Garage & Workshop

Workshop to rear with power and lighting, window to rear aspect, door through to garage with up and over door power and lighting.

### Rear Garden

Fully enclosed rear garden mainly laid to lawn with partly patio area, hot tub and shed to rear perfect for an office or potential bar

### Front

Front garden mainly laid to lawn with paved pathway, tarmac driveway with ample off road parking.



# FLOORPLAN & EPC

