



**£295,000**

**Poskett Way**

Charfield, GL12 8FF

## PROPERTY SUMMARY

This beautifully presented home offers stylish and well balanced accommodation, thoughtfully designed for modern living. A welcoming entrance hallway leads through to an elegant living room, creating a comfortable space to relax, while a convenient downstairs cloakroom enhances the practicality of the ground floor. Positioned to the rear of the property, the impressive kitchen diner forms the heart of the home, featuring an excellent range of fitted storage, generous work surface space, room for appliances and French doors that open seamlessly onto the rear garden, allowing natural light to flood the space and providing an ideal setting for both everyday living and entertaining. The first floor comprises two spacious double bedrooms, each offering comfortable and versatile accommodation, together with a contemporary family bathroom finished to a high standard with modern fixtures and fittings.

Externally, the property benefits from a block paved driveway to the front providing off road parking for two vehicles. To the rear, the enclosed garden has been designed with low maintenance in mind, featuring a paved patio that provides the perfect setting for outdoor dining, entertaining and relaxing.

2



1



2



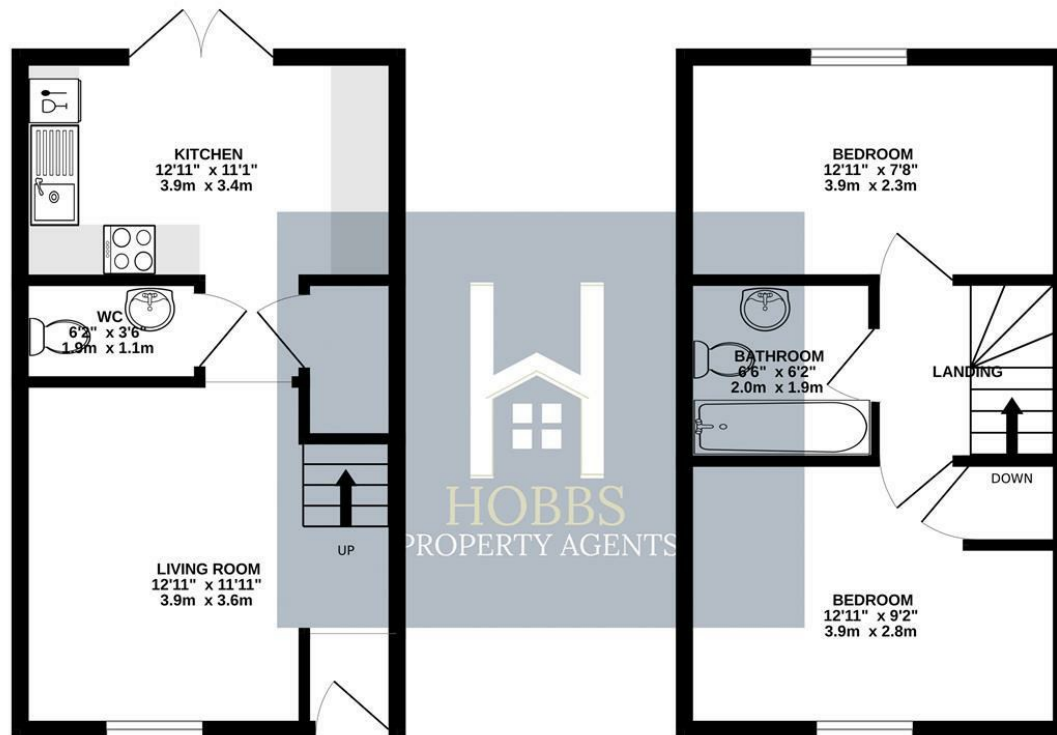






GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.

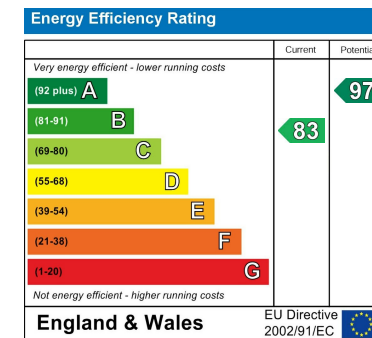
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE DETAILS**

01454 529 024

sales@hobbspropertyagents.co.uk