



41 Coopers Drive, North Yate, Bristol, BS37 7XZ

- Detached House
- Modern Fitted Kitchen/Diner and Utility
 - En Suite
- Gas Central Heating Double Glazing
- Epc Band C
- Downstairs Cloakroom
 - Lounge
- Four Bedrooms
- Double Glazed Conservatory
- Lovely Position and Off Road Parking

Offers In Excess Of £475,000

HUNTERS®

HERE TO GET *you* THERE

Double glazed door into:

HALLWAY

Tiled flooring, radiator, coving, stairs to the first floor, storage cupboard, doors into:

CLOAKROOM

Double glazed window to the front, wash hand basin with mixer tap over, tiled splash back, low level WC, radiator, tiled flooring.

LOUNGE

13'6" x 12'11"

Double glazed bay window to the front, double glazed window to the side, TV point, gas feature fireplace with ornate surround, coving, radiator.

KITCHEN/BREAKFAST ROOM

21'4" x 9'6"

Double glazed window to the rear, double glazed bi folding doors to the conservatory, range of modern wall and base units, work surfaces over, sunken sink with mixer tap over, built in NEFF electric double oven, NEFF 4 ring gas hob with extractor hood over and splash back, integrated NEFF fridge/freezer, built in wine cooler, ceiling spot lights, coving, radiator, space for table and chairs, door into:

UTILITY ROOM

5'7" x 5'6"

Double glazed door to the side, base units with granite work surface over, sunken sink with mixer tap over, wall mounted boiler, plumbing for automatic washing machine, space for dishwasher, radiator, tiled flooring.

CONSERVATORY

14'3" x 11'1"

Double glazed construction on a dwarf wall with polycarbonate roof, wood flooring, French doors opening to the side.

FIRST FLOOR LANDING

Double glazed window to the side, access to part boarded loft space with light, airing

cupboard with shelving housing hot water tank, doors into:

BEDROOM ONE

15'0" x 8'10"

Double glazed window to the rear, built in triple wardrobes to one wall, radiator, door into:

EN-SUITE

5'10" x 5'7"

Double glazed window to the rear, white suite comprising low level WC, tiled shower cubicle, pedestal wash hand basin with part tiled walls, radiator.

BEDROOM TWO

13'7" x 11'5"

Double glazed windows to the front and side, built in double wardrobes, radiator.

BEDROOM THREE

11'2" x 9'1"

Double glazed window to the front, radiator.

BEDROOM FOUR

9'0" x 8'10"

Double glazed window to the rear, radiator.

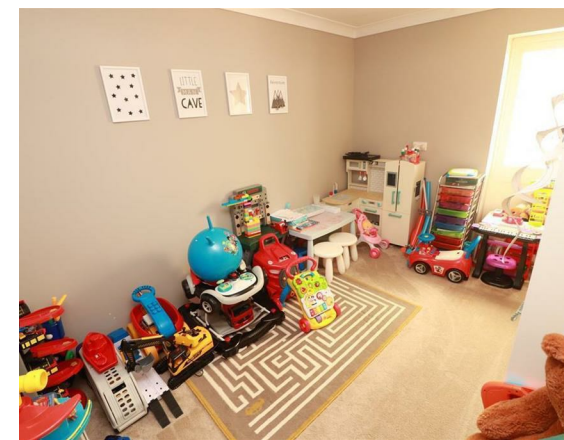
BATHROOM

7'1" x 5'7"

Double glazed window to the front, white suite comprising panelled bath with shower extension to mixer tap, part tiled walls, pedestal wash hand basin, low level WC, radiator.

OUTSIDE

The low maintenance front garden is laid to stones with hard standing parking for several vehicles, leading to a part converted garage currently used as storage area and a further area with coving and glazed door into conservatory with light and up and over door. The enclosed rear garden is laid to lawn with mature shrubs and flowerbed borders, patio area, outside tap and gated access to the front of the property.



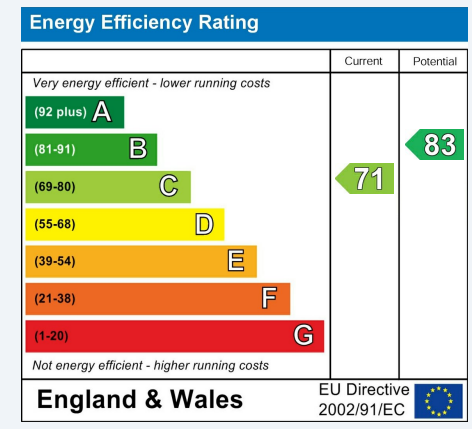




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ENERGY PERFORMANCE CERTIFICATE

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

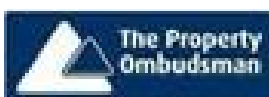


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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