



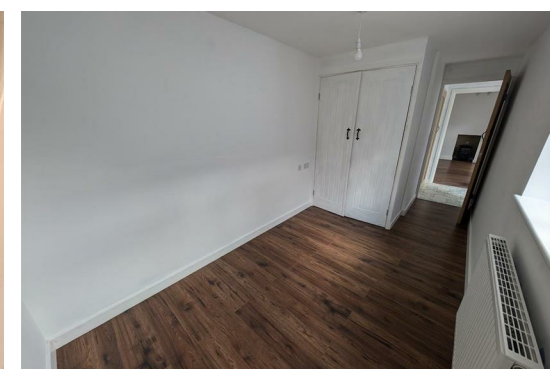
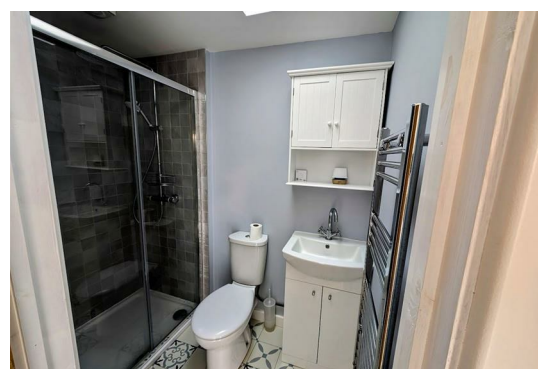
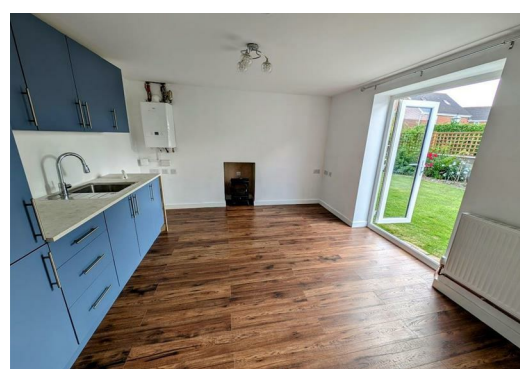
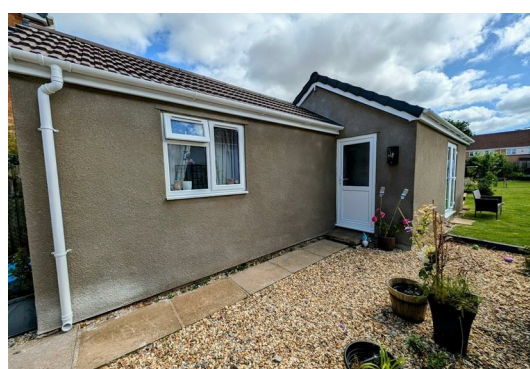
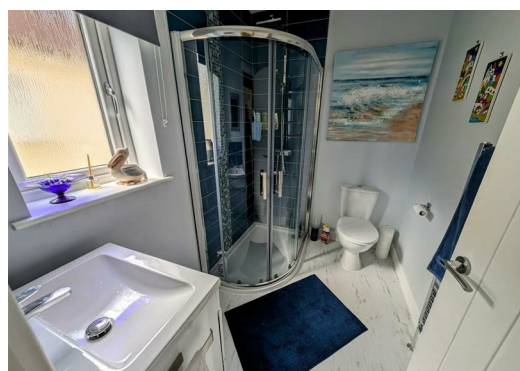
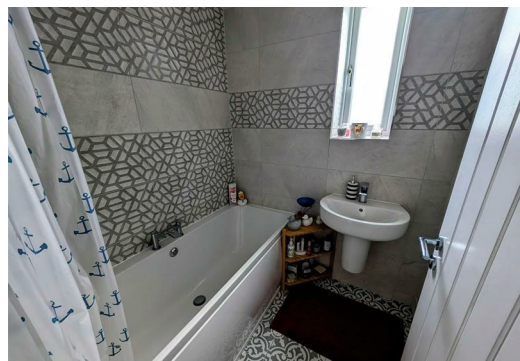
## 9 Moorland Road, Yate, Bristol

- Detached Bungalow
- 2 Bedrooms Master En-Suite
  - Dining Room
  - Modern Kitchen
- Gated Off Street Parking for Multiple Vehicles
- Separate 1 Bedroom Annexe
  - Lounge with Wood Burner
  - Bathroom Separate Cloakroom
- Stunning Garden with Further Outbuilding
- Gas Central Heating Double Glazed

**£425,000**

**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE



### Entrance Porch

Composite double glazed door with double glazed side panel, wood effect flooring, further glazed door into

### Entrance Hallway

Three radiators, access to insulated loft space with ladder and light, double glazed window to the side, cupboard housing gas combination boiler, doors into

### Cloakroom

Double glazed window to the side, modern white suite comprising, WC, vanity wash hand basin, radiator, wood effect flooring.

### Kitchen

13'8" x 9'8"

Range of modern wall, drawer and base units with under lighting and work surface over, stainless steel sink unit with mixer tap and part tiled walls, integrated appliances to include double oven, dishwasher, washing machine, electric hob with extractor fan over, ceiling spotlights. Door and two double glazed windows into

### Outer Porch

Double glazed construction, polycarbonate roof, door to rear garden.

### Dining Room

9'7" x 7'10"

Double glazed window to the front, radiator.

### Lounge

13'3" x 10'11"

Double glazed French doors opening to the rear garden, wood burner, radiator, engineered oak flooring.

### Bathroom

5'5" x 5'5"

Double glazed window to the rear, white suite comprising, dual bath with mixer tap and shower over, wash hand basin, part tiled walls, tiled flooring, radiator.

### Bedroom One

10'11" x 9'8"

Double glazed window to the side, radiator, opening into

### Dressing area

9'9" x 7'5" max

Built in double cupboard and built in double wardrobe, door into

### En-Suite

7'5" x 5'8"

Double glazed window to the side, white suite comprising, tiled shower cubicle, vanity wash hand basin, WC, radiator.

### Bedroom Two / Craft Room

10'11" x 8'4"

Double glazed window to the front, radiator.

### Outside

The gated front garden is laid to stones providing off street parking for multiple vehicles, with mature shrubs and plant borders.

The enclosed rear garden is laid to lawn with shrubs and plant borders, fruit trees, greenhouse, stone area to side with outside garden tap, gated access leading to the front, wooden decked area and outbuilding.

### Outbuilding

14'9" x 11'1"

Double glazed window to the front.

### Annex

Double glazed door into

### Hallway

Tiled flooring, ceiling spotlights, oak doors into

### Open Plan Lounge/Kitchen/Diner

12'8" x 12'

Double glazed French doors opening to the side, wood effect flooring, radiator, range of matching wall, drawer and base units with under lighting and work surface over, stainless steel sink unit with mixer tap, wall mounted LPG gas combi boiler, space for fridge/freezer, access to part boarded loft space with ladder.

### Shower Room

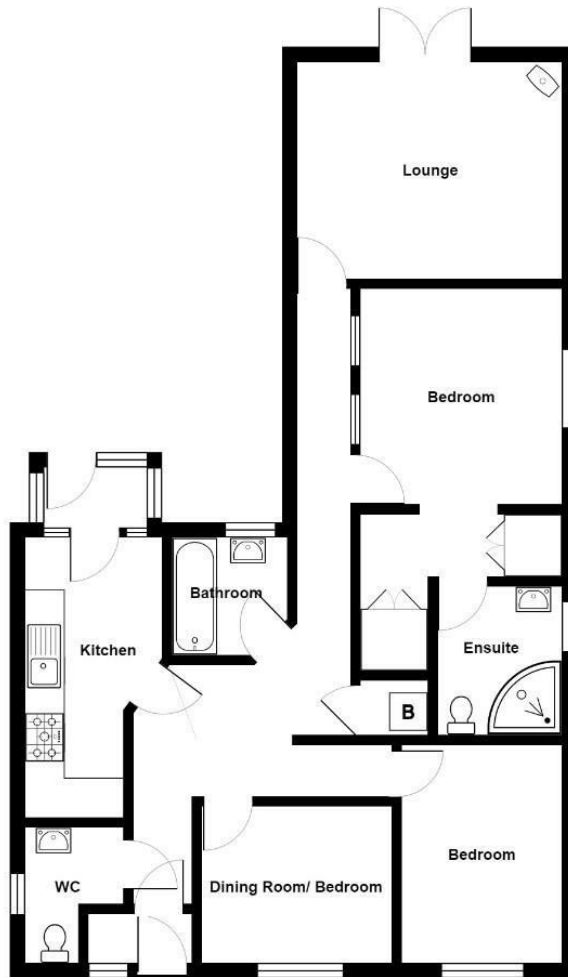
7' x 4'

Double glazed remote controlled Velux window, tiled double shower cubicle, vanity wash hand basin, WC, heated towel rail, ceiling spotlights, tiled flooring.

### Bedroom

12'4" max x 6'11"

Double glazed window to the side, built in wardrobes, radiator, wood effect flooring.



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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