



Yale

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HUNTERS[®]
HERE TO GET *you* THERE

Causley Drive, Barrs Court

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Asking Price: £375,000

This beautifully presented three double bedroom extended family home is nestled within the desirable Barrs Court area. Perfectly positioned allowing easy access to nearby schools, shops and amenities as well as transport links including the ring road which leads towards Keynsham and Bath in one direction and North Bristol in the other. There are supermarkets within easy reach as well as leisure facilities including cinema and sports centre along with places to eat and socialise.

Upon approach the house offers kerb appeal with an attractive front garden and drive situated to the side accessing the garage. Once inside you will be greeted by a welcoming entrance hall that allows access to the handy utility room which originally was a cloakroom so if preferred could be re-instated. There is a curved box bay fronted living room that offers ample space for a home office and child's play area. Extended to the rear is the wonderful and sociable kitchen diner, perfect for entertaining family and friends. On the upper floor you will find three double bedrooms and a modern and contemporary shower room. The rear garden complements the sociable house and is perfect for family gatherings or inviting friends around for summer BBQ's. The garage is accessible from the garden and to the front leads to the driveway parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENERGY PERFORMANCE CERTIFICATE

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

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GROUND FLOOR

ENTRANCE HALL

Double glazed door and window to front elevation, tiled flooring, stairs rising to upper floor with storage under, ceiling light and radiator.

UTILITY ROOM

Originally the cloakroom so could be re-instated but currently offers wall and base units with work surfaces, space and plumbing for washing machine, space for tumble dryer, tiled flooring, ceiling light and opaque window to front elevation.

LIVING ROOM

6.48m (21' 3") x 3.38m (11' 1")

Double glazed curved box bay window to front elevation, fireplace with surround, carpeted flooring, ceiling lights and radiator.

KITCHEN DINER

6.58m (21' 7") x 6.25m (20' 6")

Kitchen offers a range of wall and base units with granite work surfaces with Belfast style under slung double sink and mixer tap, island with breakfast bar, space for range cooker, stainless steel cooker hood, space for American style fridge freezer and integrated dish washer, Other room features include two double glazed French doors leading to rear garden, double glazed window to side elevation, vaulted ceiling with skylights and spot lights and tiled flooring.

FIRST FLOOR

LANDING

Loft access, opaque double glazed window to side elevation, carpeted flooring and ceiling light.

BEDROOM ONE

3.61m (11' 10") x 3.23m (10' 7")

Double bedroom with double glazed window overlooking the rear garden, carpeted flooring, ceiling light and radiator.

BEDROOM TWO

3.56m (11' 8") x 2.82m (9' 3")

Double bedroom with double glazed window to front elevation, carpeted flooring, ceiling light and radiator.

BEDROOM THREE

3.30m (10' 10") x 2.67m (8' 9")

Double bedroom with double glazed window overlooking the rear garden, carpeted flooring, ceiling light and radiator.

SHOWER ROOM

2.95m (9' 8") x 1.80m (5' 11")

Modern suite with walk-in double shower with rain fall shower, low level W.C and feature round wash hand basin, tiled walls and floor, chrome towel radiator, spot lights and opaque double glazed window to front elevation.

EXTERIOR

REAR GARDEN

Laid to lawn, decking and block paving, flowerbeds with shrubs and plants, gated side access to the driveway, personal door into garage, enclosed by wood fence borders.

FRONT GARDEN

Laid to lawn with block paved pathway leading to the front door, flowerbeds with shrubs and plants.

GARAGE

5.31m (17' 5") x 2.39m (7' 10")

Single garage with up and over door to front, personal door to rear garden, storage in eaves, power and lighting.

DRIVEWAY PARKING

Accessed from the front of the house and situated to the front of the garage.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 0117 932 5686

OPENING HOURS:

Monday - Friday: 9am - 6pm

Saturday: 9am - 4pm

Sunday: Closed

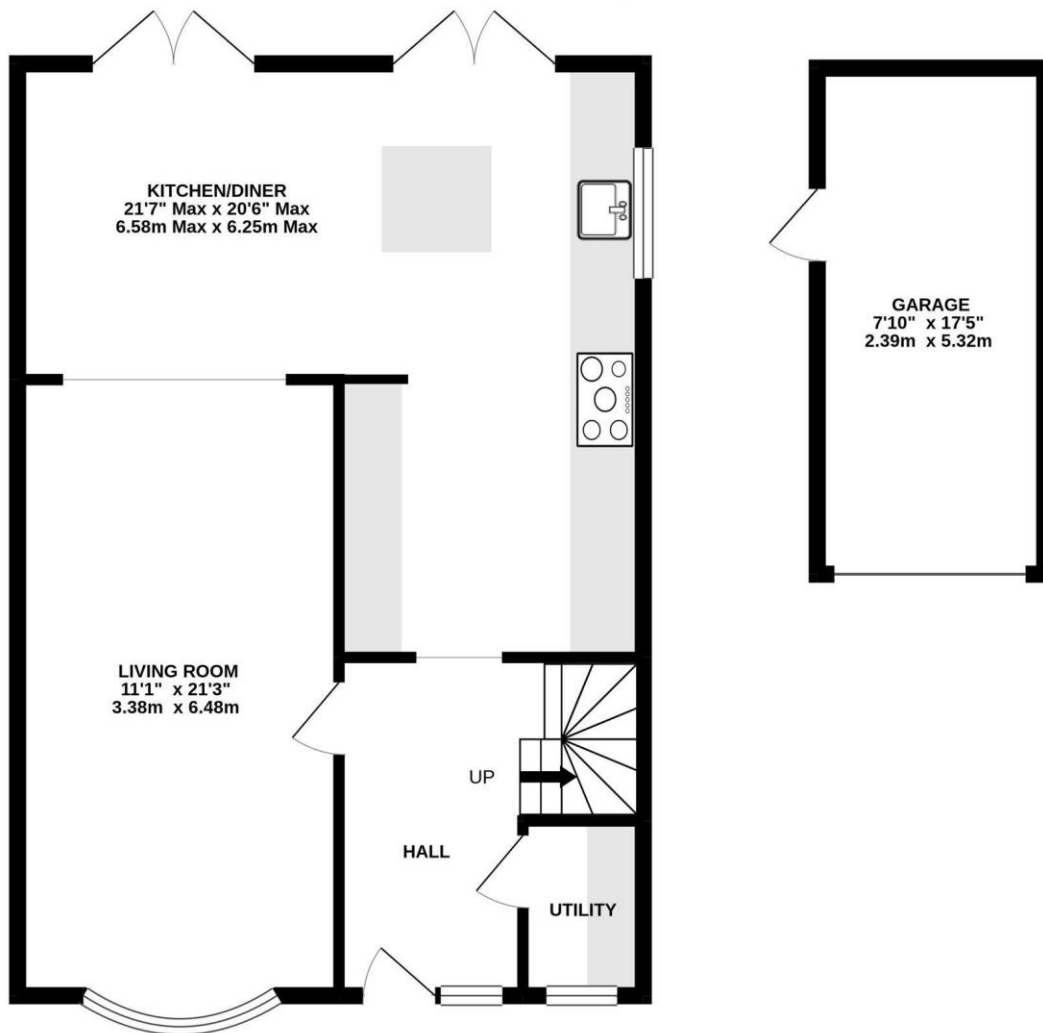
THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

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.

GROUND FLOOR



1ST FLOOR

