



**Coopers Drive,
Bristol, BS37 7XZ**

PRICE: £525,000

Property Features

- Executive Detached House
- 4 Good Sized Bedrooms
- Kitchen/Dining Room
- Utility & Cloakroom
- Living Room
- Play Room
- Conservatory
- Family Bathroom & En-suite
- Close To Park
- **MUST BE VIEWED**

Full Description

Located in the sought-after area of Coopers Drive in Yate, Bristol, this delightful property offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this home is ideal for families seeking space and convenience. The property boasts two well-appointed bathrooms, ensuring that morning routines run smoothly for everyone.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The open plan kitchen and dining room create a warm and welcoming atmosphere, perfect for family gatherings and dinner parties. The addition of a conservatory allows for an abundance of natural light, making it a lovely spot to enjoy a morning coffee or unwind with a good book.

For those with children, the playroom offers a dedicated space for fun and creativity, ensuring that the little ones have a safe area to enjoy their activities. The property is situated in a popular location, conveniently close to a local park, making it an excellent choice for outdoor enthusiasts and families alike.

This charming home combines practicality with a touch of elegance, making it a wonderful opportunity for anyone looking to settle in a vibrant community. With its spacious layout and desirable features, this property is sure to impress. Don't miss the chance to make it your own.

Entrance Hall

UPVC front door, tiled flooring, radiator, stairs to the first floor, storage cupboard, doors into:

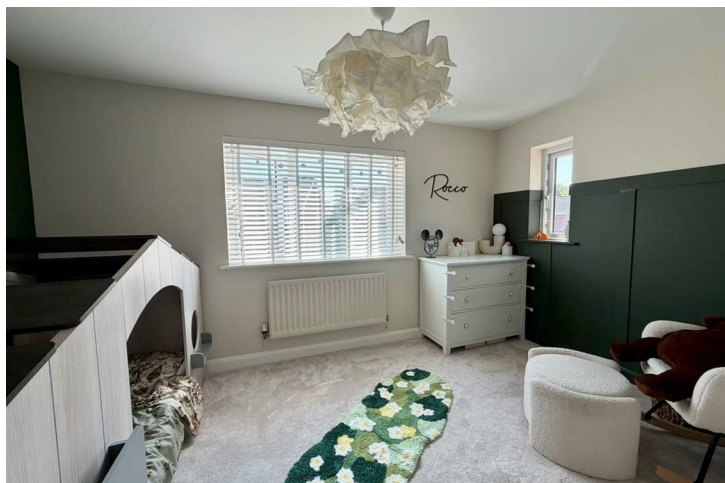
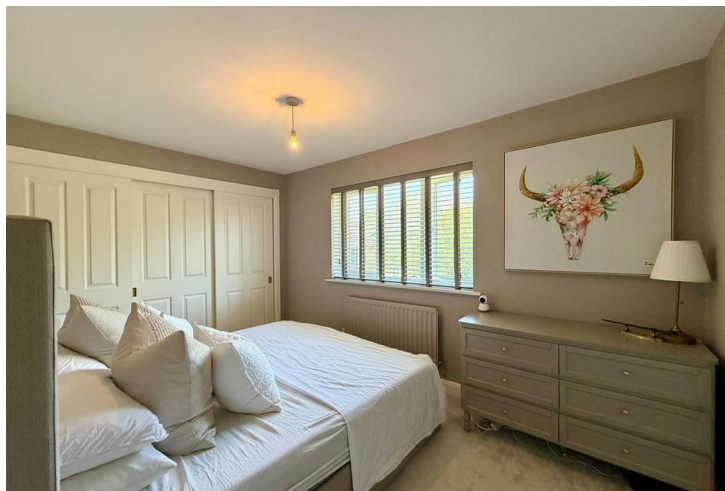
Cloakroom

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

Living Room

13'5" x 12'11" (4.11m x 3.94m)

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



Kitchen/Dining Room

21'3" x 9'6" (6.50m x 2.90m)

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, radiator, space for table and chairs, door into:

Utility Room

5'6" x 5'6" (1.7m x 1.68m)

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

14'2" x 11'1" (4.34m x 3.38m)

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

Playroom

12'7" x 8'4" (3.86m x 2.55m)

Door to conservatory.

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:

Master Bedroom

14'11" x 8'9" (4.57m x 2.69m)

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

En-suite Shower Room

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 2

13'6" x 11'5" (4.14m x 3.48m)

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

Bedroom 3

11'1" x 9'1" (3.40m x 2.77m)

Double glazed window to the front, radiator.

Bedroom 4

8'11" x 8'9" (2.74m x 2.69m)

Double glazed window to the rear, radiator.

Family Bathroom

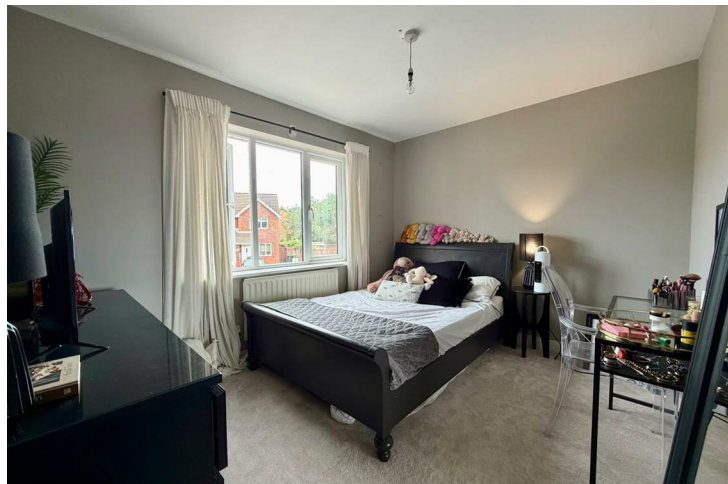
Double glazed window to the front, white suite comprising panelled bath with shower extension to mixer tap, part tiled walls, pedestal wash hand basin, low level WC, radiator.

Outside Front Garden

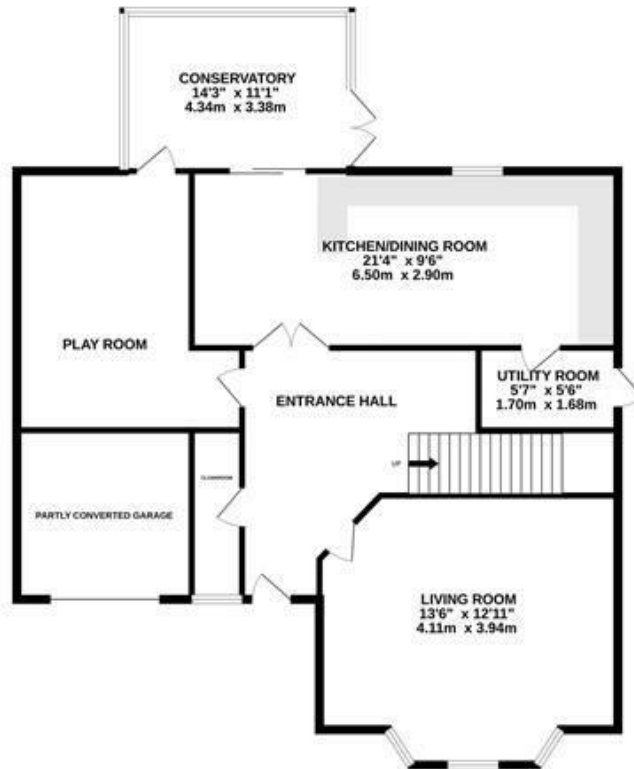
The low maintenance front garden is laid to stones with hard standing parking for several vehicles, leading to a part converted garage currently used as storage area with light and up and over door.

Outside Rear Garden

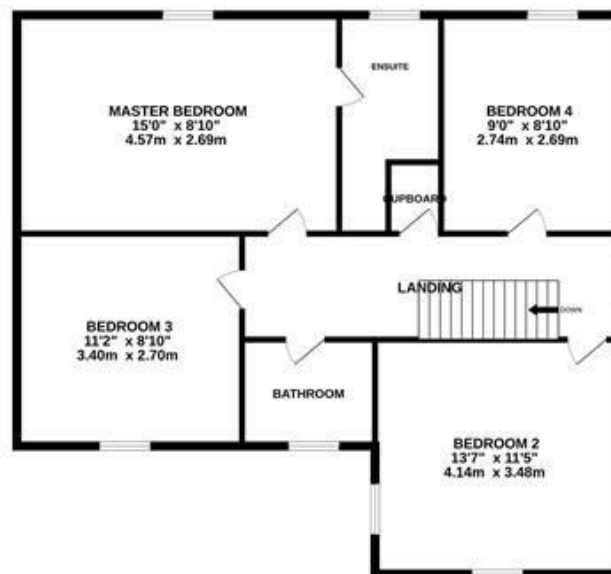
The enclosed rear garden is laid to low maintenance artificial lawn with mature shrubs and flowerbed borders, patio area, outside tap and gated access to the front of the property.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Target
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements