



## 48 Coopers Drive, Yate, Bristol

- Semi Detached House
- 3 Bedrooms (Master En-Suite)
- Cloakroom
- 3 Receptions
- Modern White Bathroom
- Fitted Kitchen
- Garden
- Parking for two Vehicles

**£340,000**

**HUNTERS®**  
HERE TO GET *you* THERE

This three bedroom semi detached house is situated in a cul de sac position and offers entrance hall, study area, lounge, dining room, kitchen and cloakroom to the ground floor. Upstairs can be three bedrooms master ensuite and modern white bathroom. Further benefits gas central heating and double glazing, enclosed rear garden and parking to the front for two vehicles. Viewing strongly advised.

#### Hallway

Double glazed door to front, double glazed window to the side, radiator, door into lounge and opening to

#### Study

11'9" x 8'1"

Double glazed window to the front, radiator, wood effect flooring, storage cupboard (8'1" x 3'10")

#### Lounge

15'11" x 10'7"

Double glazed windows to the front and side, fireplace with wooden surround, radiator, door to inner hallway, door into

#### Dining Room

10'9" x 8'7"

Double glazed patio door opening to the rear, wood effect flooring, opening to

#### Kitchen

8'6" x 7'11"

Double glazed window to the rear, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, part tiled walls, electric oven, gas hob and extractor hood over, plumbing for washing machine, cupboard housing Worcester boiler.

#### Inner Hall

Stairs to 1st floor, radiator, door into

#### Cloakroom

WC, wash hand basin tiled splash back, tiled floor, extractor fan.

#### First Floor Landing

Access to part boarded loft space with ladder and light, doors into

#### Bedroom One

13'1" (to wardrobes) x 8'9"

Double glazed window to the rear, built in wardrobes, radiator, door into

#### En-Suite

Double glazed window to the side, white suite comprising tiled shower cubicle with electric shower over, WC, Wash hand basin, heated towel rail, tiled floor.

#### Bedroom Two

10'2" x 9'6"

Double glazed window to the front, radiator.

#### Bedroom Three

8'11" x 7'4"

Double glazed window to the front, radiator.

#### Bathroom

Double glazed window to the side, white suite comprising panelled bath with shower over, wash hand basin, concealed cistern WC, heated towel rail, tiled walls, airing cupboard housing hot water tank.

#### Outside

The front is laid to tarmac providing parking for two vehicles with shrub and flower bed borders.

The enclosed rear garden is laid to lawn with patio area, well stocked flower, plant and shrub borders, outside tap, garden shed and gated access to the side.



## ENERGY PERFORMANCE CERTIFICATE

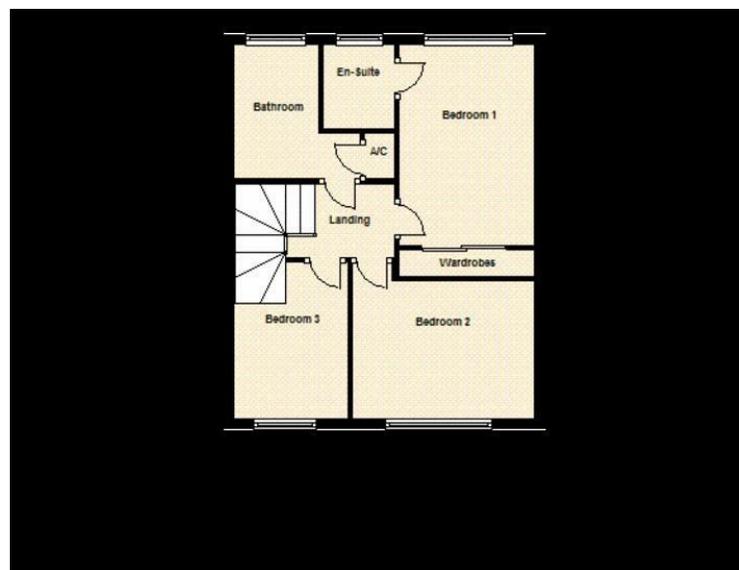
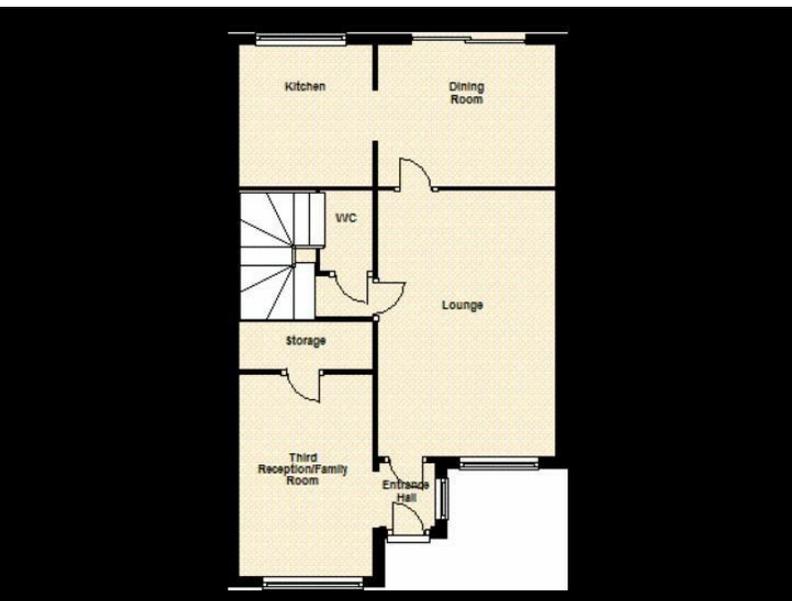
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

**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



### 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.



80-82 Station Road, Yate, Bristol, BS37 4PH  
Tel: 01454 313575 Email:  
yate@hunters.com <https://www.hunters.com>