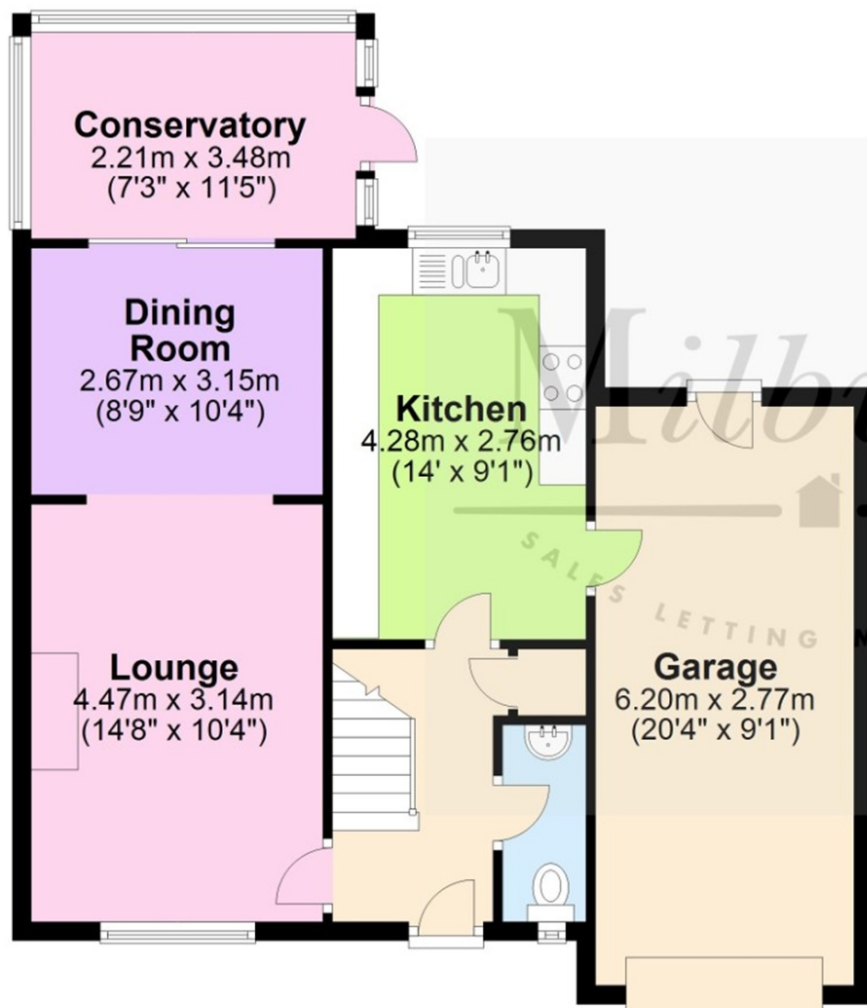




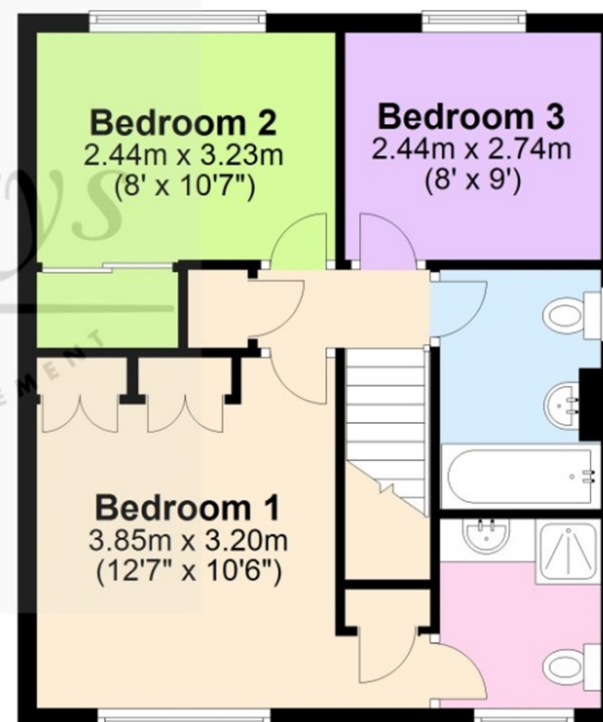
Ground Floor

Approx. 68.8 sq. metres (740.1 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



Total area: approx. 112.5 sq. metres (1210.8 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

5 Coopers Drive, Yate, South Gloucestershire BS37 7XZ

NO ONWARD CHAIN and a superb location! This detached property will suit a growing family or those looking to downsize. Situated in the sought after Coopers Drive, renowned for its close proximity to the large park and lake. The property is also just a short walk to the local shops and public house. This attractive home provides a lounge to the front with glazed connecting doors into the dining room. From here you can then access the conservatory which overlooks a lovely rear garden. A downstairs cloakroom then a good size kitchen/breakfast room with access to a single garage completes the downstairs. Upstairs you will find a family bathroom, three generous bedrooms - the main having an ensuite shower room and fitted wardrobes, whilst bedroom two has fitted wardrobes and the third bedroom is of a good size. Externally the property has a Westerly facing garden with mature planting and a resin patio area, whilst to the front there is a generous driveway with easy parking and a pleasant outlook.

Situation

Brimsham Park is a popular development in North Yate. Built in the 1990's and located 1.4 miles (approx. 3 minutes drive) north of Chipping Sodbury High Street. It is approximately 6 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Yate has a train station with main line connections, a refurbished leisure centre, retail park including cinema and restaurants and a large shopping centre which caters for all needs. Nearby Chipping Sodbury is just minutes drive away and offers a wide and eclectic range of shops and established businesses plus has a central Waitrose store in the centre of this pretty market town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on its lovely common which neighbours the golf course and cricket club.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN !
- Desirable Location
- Walking Distance to Spar Pools Park and Lakes
- West Facing walled Garden
- Detached .
- Conservatory And Cloakroom
- 3 Bedrooms
- Ensuite and Family Bathroom
- Single Garage with Ample Driveway parking
- Council Tax Band D - South Gloucestershire Council

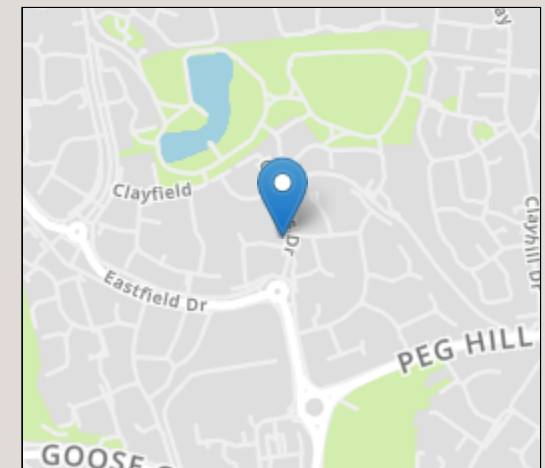
Directions

From Goose Green Way turn at the traffic lights onto Eastfield Drive and continue straight over at the roundabout. Take a right at the next roundabout onto Coopers Drive and No 5 will be found on your left just after the turning for Tylers Way.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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