

# HUNTERS®

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## Rushy Way

Emersons Green, Bristol, BS16 7ER

Offers In Excess Of £550,000



Council Tax: E



# 73 Rushy Way

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this Taywood Homes built detached family home located on the highly sought after Badminton Park development. Boasting a secluded position within a quiet no through road and a short walk to the ever popular Blackhorse Primary School. The development is conveniently located for the local amenities of both Emersons Green and Downend, whilst offering excellent transport links onto the ring road and motorway networks. The property offers well presented accommodation throughout which comprises to the ground floor: a welcoming entrance hall, cloakroom, lounge to front aspect, with bay window, dining room with French doors out to garden, kitchen/breakfast room with built in oven & hob and integrated dishwasher. To the first floor can be found four generous size bedrooms, bedrooms, master ensuite shower room and a family bathroom, Externally there is a good sized lawn rear garden with a full width patio providing ample seating space, driveway to front which provides off street parking for several cars and an integral garage with electric roller door access.

## ENTRANCE HALLWAY

Front door access via a composite opaque double glazed door, coved ceiling, oak effect laminate flooring, under stair storage cupboard housing alarm control panel, oak staircase rising to first floor, courtesy door to garage, oak glazed double doors leading to dining room, doors leading to cloakroom, lounge and kitchen.

## CLOAKROOM

Opaque UPVC double glazed window to front, pedestal wash hand basin, close coupled W.C, part tiled walls, chrome heated towel radiator, tiled effect flooring.

## LOUNGE

14'1" (into bay) x 13'5" (4.29m (into bay) x 4.09m) UPVC double glazed bay window to front, UPVC double glazed window to side, coved ceiling, 2 double radiators, TV point, oak effect laminate flooring.

## DINING ROOM

9'6" x 9'4" (2.90m x 2.84m) UPVC double glazed window to rear and French doors leading out to patio/rear garden, radiator, oak effect laminate flooring.

## KITCHEN/BREAKFAST ROOM

11'6" x 9'5" (3.51m x 2.89m) UPVC double glazed window to rear, range of fitted wall and base units, laminate worktop with matching breakfast bar, 1 1/2 sink bowl unit with mixer tap, tiled splash backs, built in Bosch stainless steel electric oven and gas hob, stainless steel extractor fan hood, integrated dishwasher, space for fridge freezer, wood effect LVT flooring, double radiator, LED downlighters, door to utility.

## UTILITY

5'8" x 5'6" (1.73m x 1.68m) Base unit, laminate work top incorporating a single stainless steel sink bowl unit, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, LVT wood effect flooring, wall mounted Worcester boiler, opaque UPVC double glazed door leading out to garden.

## FIRST FLOOR ACCOMMODATION:

## LANDING

UPVC double glazed window to side, oak staircase with glass balustrade, built in airing cupboard housing hot water tank, radiator, loft hatch, doors leading to bedrooms and bathroom.

## MASTER BEDROOM

13'5" x 12'6" (3.96m; 1.52m x 3.81m)

UPVC double glazed window to front and side, oak effect laminate flooring, archway leading through to dressing area with built in wardrobes, door leading to en-suite.

## EN-SUITE

Opaque UPVC double glazed window to front, comprising vanity unit with wash hand basin inset, concealed W.C, glass shower enclosure., mains controlled shower system, vanity unit with was hand basin inset, concealed W.C, glass shower enclosure housing a mains controlled shower, LED downlighters, tiled walls, chrome heated towel radiator,

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## BEDROOM TWO

11'4" x 8'10" (3.45m x 2.69m)

UPVC double glazed window to front, radiator, built in double wardrobe.

## BEDROOM THREE

10'1" x 9'1" (3.07m x 2.77m)

UPVC double glazed window to front, radiator, oak effect laminate floor.

## BEDROOM FOUR

9'2" x 8'11" (2.79m x 2.72m)

UPVC double glazed window to front, oak effect laminæ flooring, radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: twin gripped panelled bath with mains controlled shower over, glass shower screen, vanity unit with wash hand basin inset, concealed W.C, tiled walls and floor, chrome heated towel radiator, LED downlighters, extractor fan.

## OUTSIDE:

## REAR GARDEN

Full width patio with matching pathways to side, good sized lawn, stone and slate chippings borders, enclosed by boundary fencing.

## FRONT OF PROPERTY

Driveway laid to tarmac and brick paving providing off street parking for 3/4 cars.

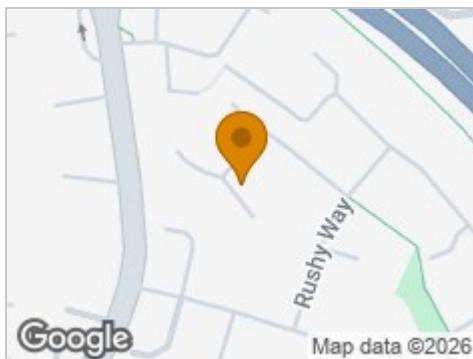
## GARAGE

18'3" x 8'7" (5.56m x 2.62m)

Integral single garage with electrically operated roller shutter door.



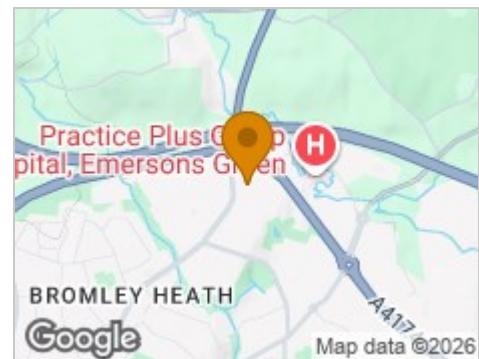
## Road Map



## Hybrid Map



## Terrain Map



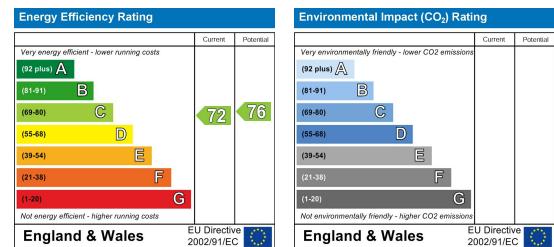
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.