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## Pinkers Mead

Emersons Green, Bristol, BS16 7EF

£500,000



Council Tax: E



# 52 Pinkers Mead

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## DESCRIPTION

Located in the highly sought-after Emersons Green area, this well-presented four-bedroom detached home offers a generous layout ideal for family living.

The ground floor comprises a welcoming entrance hall, a stylish kitchen/breakfast room with integrated appliances, a bright lounge with French doors leading to the garden, a separate dining room and a conservatory with a solid roof and spotlights. Upstairs are four good-sized bedrooms including a main bedroom with ensuite shower room and fitted wardrobe, plus a modern family bathroom. Externally, the property features a private driveway leading to a garage with power and an up-and-over door, while the rear garden is attractively landscaped with lawn, patio and seating areas ideal for relaxing and entertaining.

Emersons Green is a popular development offering easy access to local schools, the David Lloyd Leisure Centre, Metrobus links, cycle routes and the A4174 Ring Road for the M4 and M5.

## ENTRANCE HALLWAY

Opaque double glazed composite front door, coved ceiling, stairs rising to the first floor. Wood-effect laminate flooring, radiator, doors leading to: cloakroom, kitchen/breakfast room and living room.

## CLOAKROOM

Wood-effect laminate flooring, WC, wash hand basin, extractor fan, and radiator.

## KITCHEN/BREAKFAST ROOM

13'9" (max) x 9'8" (max) (4.19m (max) x 2.95m (max)) UPVC double glazed window to front, double glazed door to side, LED downlighters, a range of high gloss wall and base units with solid wood worktops over, built in induction hob and electric oven, extractor fan

hood, built-in microwave, integrated fridge-freezer, washing machine and dishwasher, one-and-a-half bowl sink with drainer, dining space, wine rack, and storage and a radiator, under unit lighting.

## LIVING ROOM

14'5" x 10'11" (4.39m x 3.33m)

UPVC double glazed French doors to rear with matching windows to either side leading out to garden, feature fireplace with electric fire inset, TV point, double and single radiators, dado rail, double doors leading through to dining room.

## DINING ROOM

9'1" x 7'10" (2.77m x 2.39m)

Coved ceiling, dado rail, double radiator, opening leading through to conservatory.

## CONSERVATORY

10'4" (max) x 10'4" (max) (3.15m (max) x 3.15m (max))

Double glazed French doors to side leading out to rear garden, solid roof, UPVC double glazed windows to side, dwarf wall, wood-effect laminate flooring, LED downlighters.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Opaque UPVC double glazed window to side, loft hatch with pull down ladder, wood-effect laminate flooring, and built-in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

### BEDROOM ONE

10'6" (max) x 10'3" (max) (3.20m (max) x 3.12m (max))

UPVC double glazed window to front, built-in wardrobe, double radiator, door to en-suite.

## EN-SUITE

Opaque UPVC double glazed window to side, wood-effect laminate flooring, WC, wash hand basin, walk-in shower with folding glass door, extractor fan, radiator, part tiled walls, shaver point, extractor fan.

## BEDROOM TWO

14'3" x 9'6" (4.34m x 2.90m)

UPVC double glazed window to front, large freestanding wardrobe, wood-effect laminate flooring, double radiator.

## BEDROOM THREE

11'1" x 9'6" (3.38m x 2.90m)

UPVC double glazed window to rear, double radiator.

## BEDROOM FOUR

7'10" x 7'5" (2.39m x 2.26m)

UPVC double glazed window to rear, wood-effect laminate flooring, built-in storage cupboard, fitted Sharp floor to ceiling wardrobes, double radiator.

## BATHROOM

7'5" x 6'1" (2.26m x 1.85m)

Opaque UPVC double glazed window to rear, LED downlighters, extractor fan, WC, wash hand basin, panelled bath with mains power shower over and glass screen, wood-effect flooring, and chrome heated towel rail., shaver point, part tiled walls.

## FRONT GARDEN & DRIVEWAY

Driveway providing off street parking for 2 cars (side by side) leading to the garage. Pathway to front entrance with mature shrubs and lawn borders.

## REAR GARDEN

Mainly laid to lawn with paved patio, gravelled borders, edged borders, and a pergola-covered seating area ideal for outdoor dining and entertaining, wood shed to one side or property with front and rear access doors, side gated access, enclosed by fencing and wall.

## GARAGE

16'10" x 7'10" (5.13m x 2.39m)

Single garage with up-and-over door, power and light, wall mounted Vaillant combination boiler.



## Road Map



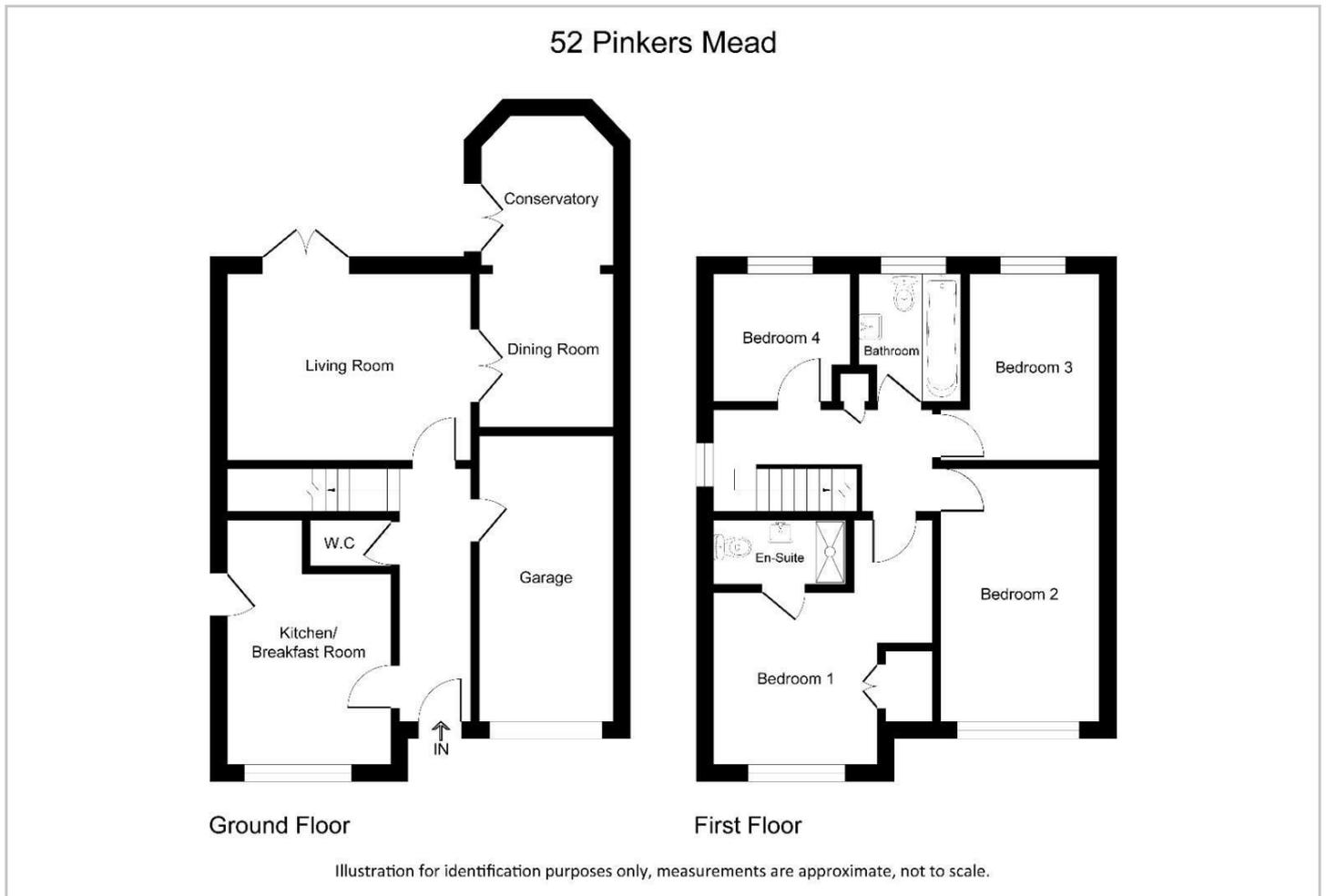
## Hybrid Map



## Terrain Map



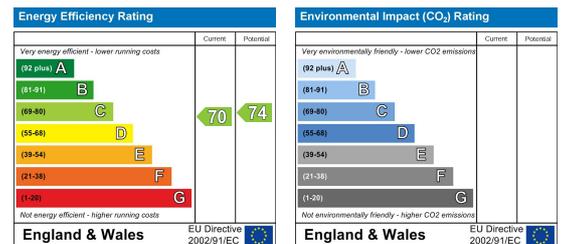
## Floor Plan



## 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.