

# HUNTERS<sup>®</sup>

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## Cousins Way

Emersons Green, Bristol, BS16 7DG

£575,000



Council Tax: F



# 8 Cousins Way

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£575,000



## DESCRIPTION

Situated within the highly sought-after Emersons Green development, this stunning modern detached home offers an exceptional standard of living. Ideally positioned within a short walk of the well-regarded Blackhorse Primary School and Downend Secondary School, the property also benefits from easy access to the shopping amenities of both Emersons Green and Downend, along with excellent transport links to the Ring Road and motorway networks

Beautifully improved by the current owners in recent years, the home has been finished to a high standard throughout. Notable enhancements include a ground floor rear extension, creating a superb open and versatile living space, as well as an extended master en-suite with Velux window providing increased space light and built-in storage.

The spacious and immaculately presented accommodation comprises a welcoming entrance hallway, an impressive 18ft lounge with a feature fireplace, and a stylish open-plan kitchen/diner that flows seamlessly into a bright family room. This area is further enhanced by two electric Velux windows and bi-folding doors opening onto the rear garden. Additional ground floor benefits include a utility room and cloakroom.

To the first floor, there are four generously sized bedrooms, with en-suite shower rooms serving bedrooms one and two, alongside a well-appointed family bathroom, all of which have high quality furniture and fittings.

The property further benefits from having stylish Karndean flooring to the majority of the ground floor, gas central heating with a new Worcester boiler installed in January 2025 which has a 10 year warranty. Sixteen upgraded double panel radiators, upgraded UPVC windows throughout house with Planitherm high K factor glass and stainless steel austenitic hinges and cavity wall ceramic coated insulation. Vented pressurised heating and hot water system.

Externally, the property enjoys a beautifully landscaped rear garden, laid to lawn with a patio area laid to Indian Sandstone - perfect for outdoor entertaining. Further benefits include a two-car driveway and an integral garage with electric door access.

## ENTRANCE HALLWAY

Access via a composite door, coved ceiling, double radiator, Karndean wood effect flooring, under stair cupboard, stairs rising to first floor, doors leading to lounge, kitchen/diner and cloakroom.

## CLOAKROOM

Close coupled WC, vanity unit with wash hand basin inset, radiator, extractor fan, tiled splash backs, Karndean wood effect flooring.

## LOUNGE

18'2" x 11'2" (5.54m x 3.40m)

UPVC double glazed window to front, coved ceiling, double and single radiators, feature marble fireplace with wood mantle surround and gas fire inset, double hardwood internal doors with glazed windows leading through to kitchen/diner.

## KITCHEN/DINER

26'1" x 9'9" (widest point) (7.95m x 2.97m (widest point))

UPVC double glazed window and feature porthole window to rear, coved ceiling, double vertical radiator, range of cream gloss wall and base units, oak effect laminate work top and matching breakfast bar, single composite sink bowl unit with mixer tap, space for cooker, extractor fan hood, integral dishwasher and fridge freezer, door to utility, wood effect Karndean flooring, bi-folding doors leading through to Family room.

## FAMILY ROOM

16'6" x 11'5" (5.03m x 3.48m)

Two UPVC double glazed windows to rear, Two electric Velux windows with integrated electric thermal and blackout blinds, anthracite double glazed bi-folding doors to side leading out to patio/rear garden, double radiator and double vertical radiator, LED downlighters, Karndean wood effect flooring.

## UTILITY

6'0" x 5'2" (1.83m x 1.57m)

Coved ceiling, wood effect laminate work top, wall mounted Worcester boiler (installed Jan 25), space and plumbing for washing machine, space for tumble dryer, Karndean wood effect flooring, extractor fan, composite opaque double glazed door out to side of property. door to garage.

## FIRST FLOOR ACCOMMODATION:

Coved ceiling, large loft hatch with built in pull down ladder, built in airing cupboard housing Megoflow 250l water tank, doors to bedrooms and bathroom.

## MASTER BEDROOM

16'0" x 11'8" (widest point) (4.88m x 3.56m (widest point))

UPVC double glazed window to front, coved ceiling, two double radiators, two double fitted wardrobes, door to en-suite.

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### EN-SUITE

Modern suite comprising: large glass shower enclosure housing mains controlled shower system with 30cm drench head, vanity unit with wash hand basin inset, concealed WC, heated and lit wide mirror cabinet with built in shaver socket, part tiled walls, LED downlighters, chrome heated towel radiator, plank style tiled floor with Devimat underfloor heating.

### BEDROOM TWO

12'8" (max) x 8'7" (3.86m (max) x 2.62m )

UPVC double glazed window to front, coved ceiling, triple fitted wardrobes, double radiator, door to en-suite.

### EN-SUITE

Opaque UPVC double glazed window to side, modern suite comprising: vanity unit with wash hand basin inset, concealed WC, corner shower enclosure with glass screen and door, housing mains controlled shower system,, lit bathroom cabinet with built in shaver socket, LED downlighters, plank style tiled floor, chrome heated towel radiator, part tiled walls, Devimat underfloor heating.

### BEDROOM THREE

11'10" x 8'9" (3.61m x 2.67m)

UPVC double glazed window to rear, coved ceiling, double radiator.

### BEDROOM FOUR

12'2" x 7'2" (3.71m x 2.18m)

UPVC double glazed window to rear, coved ceiling, double radiator.

### FAMILY BATHROOM

Opaque UPVC double glazed window to rear, wall hung vanity unit with wash hand basin inset, close coupled WC, P shaped low level bath with mains controlled shower, glass shower screen, part tiled

walls lit bathroom cabinet with built in shaver socket, LED downlighters, chrome heated towel radiator, extractor fan, plank style tiled floor with Devimat underfloor heating.

### REAR GARDEN

Indian Sandstone patio with matching pathway, raised brick built borders with array of plants and shrubs, double power sockets to rear and side, water tap, 3 outside lights, timber framed shed with power and light, side gated access, enclosed by boundary fencing.

### FRONT GARDEN

Laid to lawn, plant/shrub borders, raised border to stone chippings.

### DRIVEWAY

Tarmac driveway to front for 2 cars.

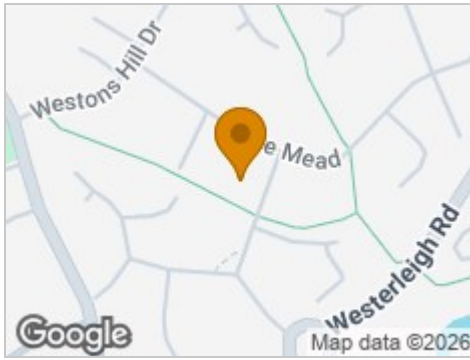
### GARAGE

16'1" x 8'9" (4.90m x 2.67m)

Single integral garage with electric roller shutter door, power and light, utility section to back of garage with base unit with pull out drawers, carpeted floor, space for under counter fridge.



## Road Map



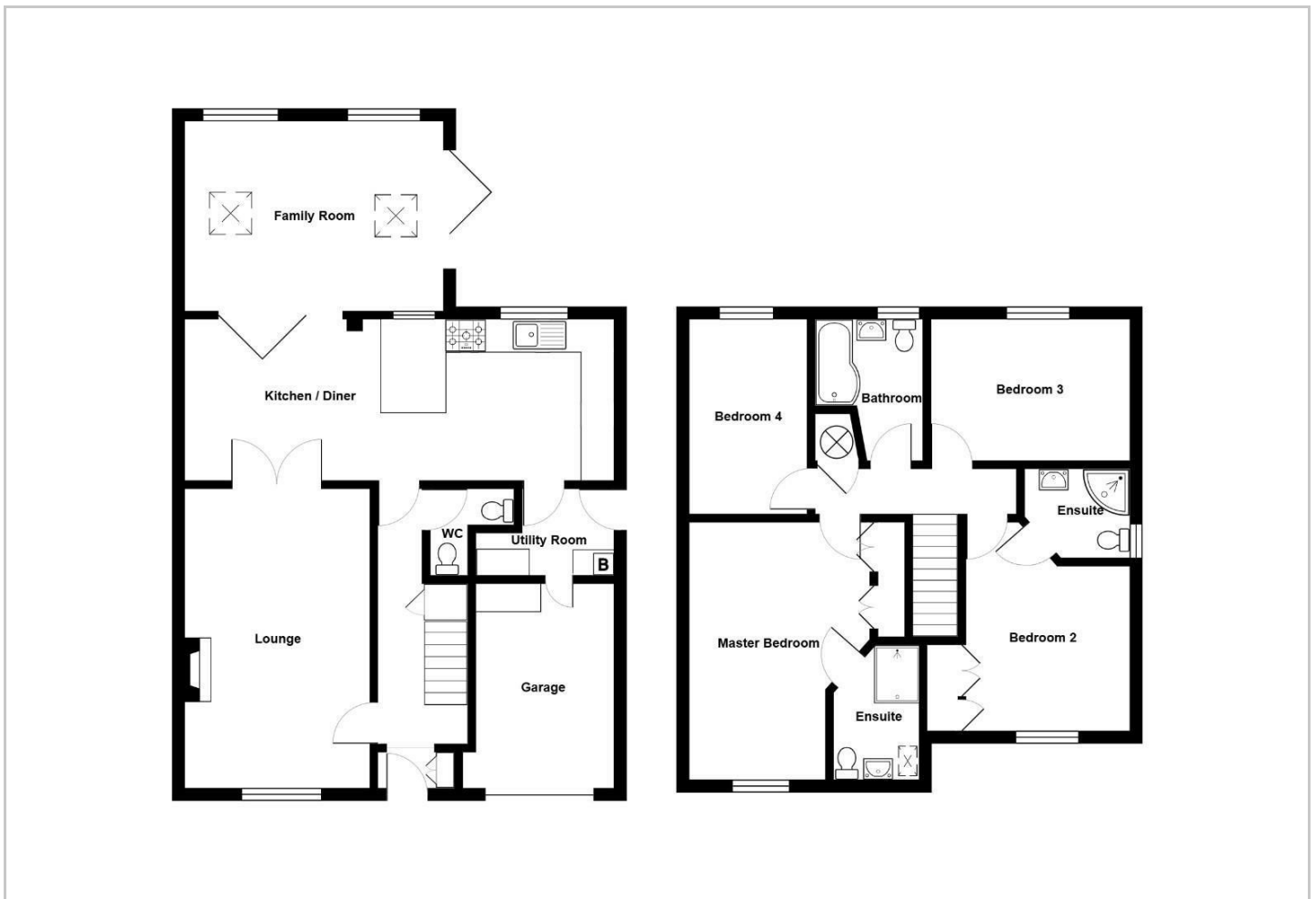
## Hybrid Map



## Terrain Map



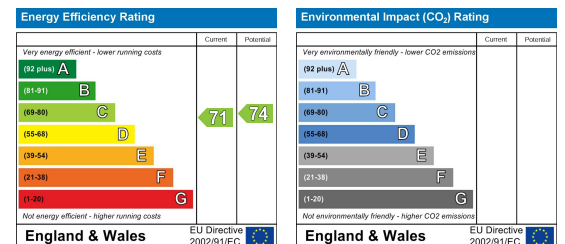
## Floor Plan



## 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.