

# HUNTERS®

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## Adderly Gate

Emersons Green, Bristol, BS16 7EA

£625,000



Council Tax: F



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this fantastic executive detached family home offering an enviable corner plot position within the sought after Emersons Green development and is handily placed for all amenities, being a short walk to local schools, park, shops, restaurants and cafes whilst offering good transport links onto The Avon Ring Road and the cycle Path.

Constructed by Flower and Hayes which have always been one of the most sought after builders within the development and positioned within a quiet cul-de-sac.

The spacious living accommodation comprises, on the ground floor: entrance hallway, cloakroom, 21ft lounge/diner with French doors leading out to rear garden, dining room/study, a modern fitted kitchen/breakfast room with integrated appliances and utility room.

On the first floor can be found 4 good size bedrooms, a re-fitted modern en-suite to master and Wet room.

The property further benefits from having a good size frontage with driveway providing off street parking for several cars, double detached garage and a superb large private rear garden laid to lawn with an array of mature shrubs and plants and a good size patio.

Seldom do homes of this quality come to the local market, therefore an early booking for a viewing comes highly recommended to avoid disappointment.

## ENTRANCE HALLWAY

Access via a UPVC double glazed stained glass door with matching side window panel, coved ceiling, radiator, stairs rising to first floor, under stair storage cupboard, doors leading to: cloakroom, lounge/diner, kitchen/breakfast room and study.

## CLOAKROOM

Vanity unit with wash hand basin inset, close coupled W.C, tiled splash backs, radiator, extractor fan.

## LOUNGE/DINER

21'6" x 12'2" (6.55m x 3.71m)

UPVC double glazed window to front, coved ceiling, TV point, 2 double radiators, UPVC double glazed French doors leading out to rear garden.

## STUDY

9'10" x 9'5" (3.00m x 2.87m)

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

## KITCHEN/BREAKFAST ROOM

18'3" x 8'5" (5.56m x 2.57m)

Two UPVC double glazed windows to rear, coved ceiling, halogen downlighters, range of white high gloss wall and base units, Granite effect work tops with matching upstands, incorporating a 1 1/2 ceramic sink bowl unit with mixer tap, tiled splash backs, built in Bosch electric fan assisted double oven and gas hob, extractor fan hood, integrated Bosch dishwasher, double and single radiators, tiled effect Vinyl floor, opening to lounge and utility room.

## UTILITY ROOM

6'11" x 6'6" (2.11m x 1.98m)

Range of white high gloss wall and base units, granite effect work top with matching upstands, incorporating a circular stainless steel bowl unit with mixer tap, integrated Bosch fridge freezer and washing machine, radiator, extractor fan, wall mounted Baxo boiler, opaque UPVC double glazed door with matching side window leading out to side of property.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch, coved ceiling, large walk in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.



### BEDROOM ONE

12'5" x 10'11" (3.78m x 3.33m)

UPVC double glazed window to front, coved ceiling, radiator, TV point, fitted double wardrobe, door to en-suite.

### EN-SUITE

Opaque UPVC double glazed window to front, re-fitted white suite comprising: vanity unit with wash hand basin inset, high gloss cupboards, concealed W.C, shower cubicle housing a mains shower system, part tiled walls, radiator, tiled effect floor, extractor fan, halogen downlighters.

### BEDROOM TWO

12'3" x 10'2" (3.73m x 3.10m)

UPVC double glazed window to front, radiator, double fitted wardrobe, TV point.

### BEDROOM THREE

8'10" x 8'0" (2.69m x 2.44m)

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

### BEDROOM FOUR

8'10" x 8'0" (2.69m x 2.44m)

UPVC double glazed window to rear, coved ceiling, double fitted wardrobe.

### WET ROOM

Opaque UPVC double glazed window to rear, Mira mains controlled shower system, glass shower screen, close coupled W.C, wall hung wash hand basin, water proof flooring, mainly tiled walls, chrome heated towel rail, LED downlighters, extractor fan.

### OUTSIDE:

#### REAR GARDEN

Large corner plot garden well enclosed by boundary wall and fence, good size patio leading to a well tended lawn, array of mature plant and shrub borders, seating area to back of garden laid to decking, hardstanding to far corner of garden with timber framed shed, water tap, security light, water tap, courtesy door to garage, enclosed by boundary wall and fence.

#### FRONT GARDEN

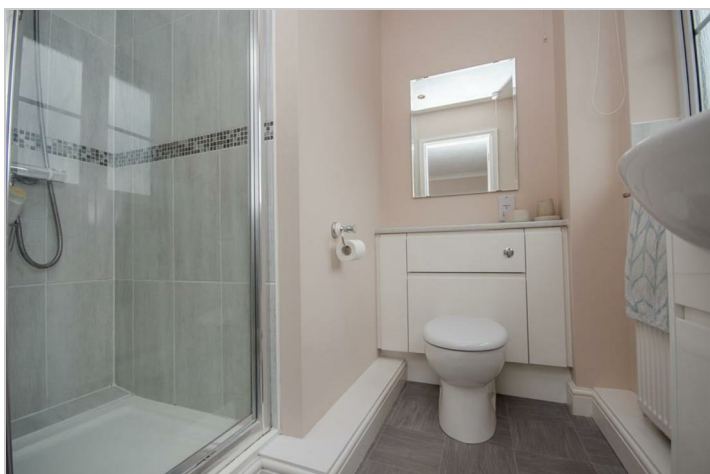
Good size frontage laid to lawn with well stocked plant/shrub borders, external power socket, outside light, paved pathway to entrance, enclosed by boundary hedgerow.

#### DRIVEWAY

Laid to tarmac providing off street parking for up to 3 cars.

#### GARAGE

Double detached garage, 2 up and over doors, power and light, storage to roof void.



Road Map



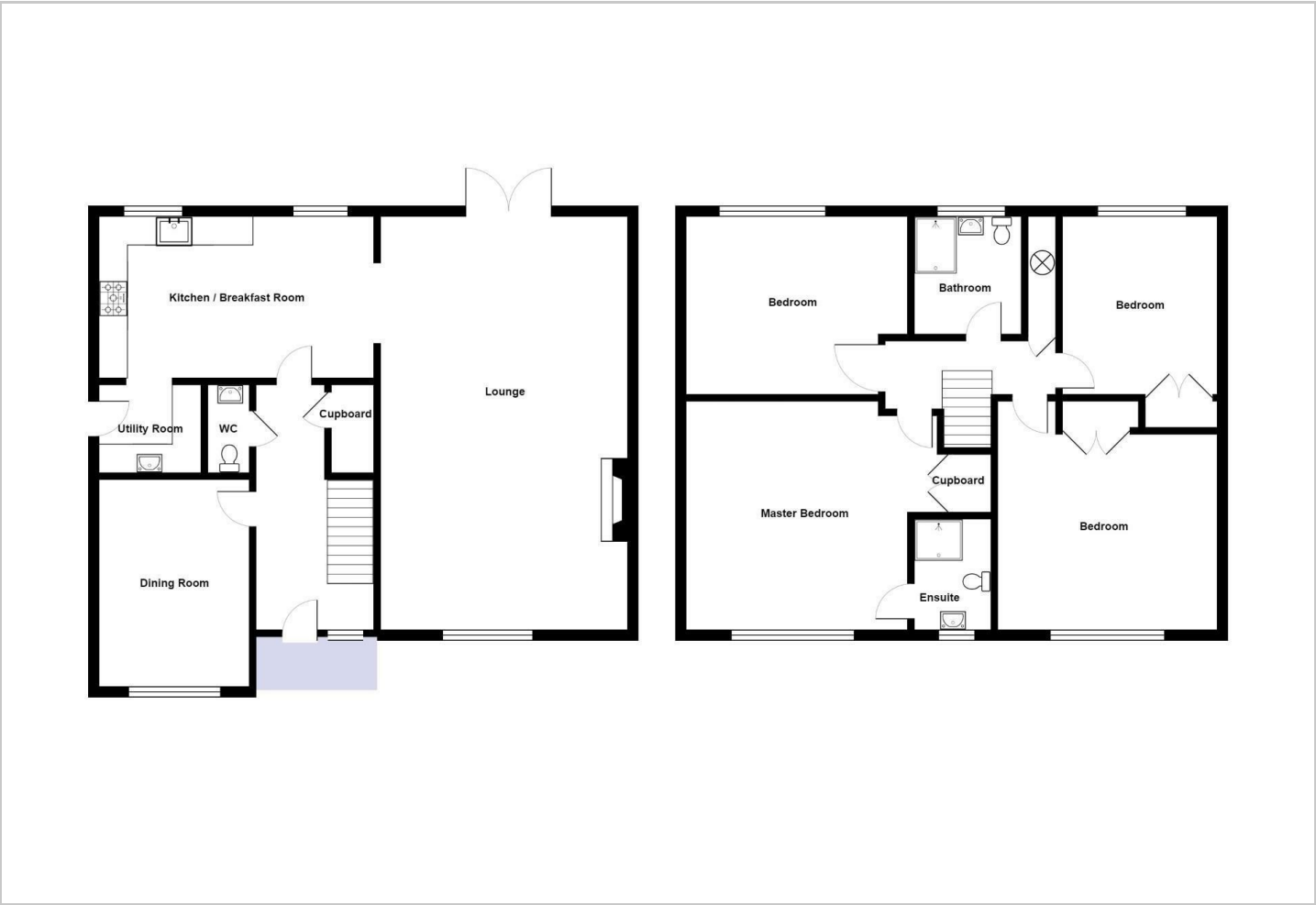
Hybrid Map



Terrain Map



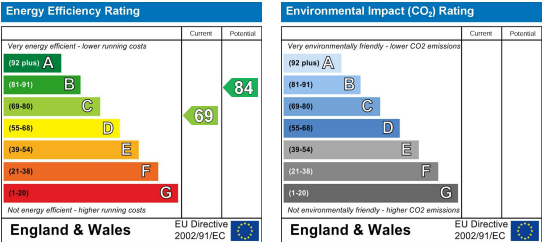
Floor Plan



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.