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Whealers Patch

Emersons Green, Bristol, BS16 7JL

£580,000



Council Tax: F



4 Wheelers Patch

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this impressive detached family home occupying a pleasant cul-de-sac position in the popular area of Emersons Green.

The property is conveniently situated for the local amenities of both Emersons Green and Mangotsfield, bus routes, as well as being ideally located for access onto the ring road, Bristol-Bath Cycle path and for all other major commuting routes. Both Johnson Road and Pomphrey Hill playing fields are a short walk away ideal for dog walking.

The property offers spacious living accommodation which is well presented throughout and in brief comprises to the ground floor; entrance hall, cloakroom, lounge, separate dining room, conservatory, a modern kitchen/breakfast room and utility.

To the first floor there are five generous sized bedrooms, (the master bedroom has an en-suite and fitted wardrobes) and a modern bathroom with bath and a separate shower enclosure.

Externally there is a well tended rear garden laid to lawn and patio, 3 car driveway and an integral garage.

ENTRANCE HALLWAY

Access from a composite stained glass door, coved ceiling, solid oak flooring, under stair storage cupboard, stairs rising to first floor, oak doors leading to: cloakroom, lounge and kitchen.

CLOAKROOM

Opaque UPVC double glazed window to front, solid oak flooring, wash hand basin, tiled splash backs, radiator.

LOUNGE

10'9" x 17'1" (into bay) (3.28m x 5.21m (into bay))
UPVC double glazed bay window to front, coved ceiling, single and double radiators, marble effect feature fireplace, wood mantel and gas coal flamed effect fire inset, double oak glazed doors leading to dining room.

DINING ROOM

9'5" x 10'11" (2.87m x 3.33m)
Coved ceiling, radiator, oak glazed door to kitchen, double glazed patio doors leading through to conservatory.

CONSERVATORY

12'4" x 9'8" (3.76m x 2.95m)
UPVC double glazed windows to rear and side, double glazed glass roof, skylight window, tiled floor, electric heater, UPVC double glazed French doors leading out to patio/rear garden.

KITCHEN/BREAKFAST ROOM

11'10" x 10'11" (3.61m x 3.33m)
UPVC double glazed window to rear, range of modern fitted wall and base units, oak effect laminate work top incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, under unit lighting, built in stainless steel electric oven and gas hob, extractor fan hood, integrated dishwasher, tiled splash backs, radiator, LED downlighters, door leading to utility.

UTILITY

5'7" x 10'11" (1.70m x 3.33m)
UPVC double glazed window to side, range of fitted wall and base units, oak effect laminate work top, space for washing machine and tumble dryer, radiator, courtesy door to garage, opaque double glazed composite door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Built in airing cupboard housing hot water tank, loft hatch, doors leading to bedrooms and bathroom.

Tel: 0117 956 1234

BEDROOM ONE

10'11" x 9'11" (3.33m x 3.02m)

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

EN-SUITE

Opaque UPVC double glazed window to side, close coupled WC, pedestal wash hand basin, shower enclosure housing a Mira mains shower system, glass shower screen, part tiled walls, shaver light, extractor fan.

BEDROOM TWO

8'7" x 11'5" (2.62m x 3.48m)

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

BEDROOM THREE

10'10" x 10'7" (3.30m x 3.23m)

UPVC double glazed window to rear, radiator.

BEDROOM FOUR

7'6" x 9'7" (2.29m x 2.92m)

UPVC double glazed window to rear, radiator, double fitted wardrobe.

BEDROOM FIVE

7'4" x 8'11" (2.24m x 2.72m)

UPVC double glazed window to front, radiator.

BATHROOM

8'5" x 7'4" (2.57m x 2.24m)

Opaque UPVC double glazed window to rear, suite comprising: twin gripped panelled bath with mixer tap/shower over, vanity unit with wash hand basin inset, concealed WC, shower enclosure housing a mains controlled system with glass folding door, extractor fan, part tiled walls, shaver light.

OUTSIDE:

REAR GARDEN

Good sized well tended lawn, patio with matching pathway, timber framed shed, water tap, enclosed by boundary fencing.

FRONT GARDEN

Area laid to stone chippings, shrub borders.

DRIVEWAY

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

GARAGE

17'11" x 8'5" (5.46m x 2.57m)

Large single garage with roller shutter door entry, courtesy door to utility, power and light, wall mounted boiler.



Road Map



Hybrid Map



Terrain Map



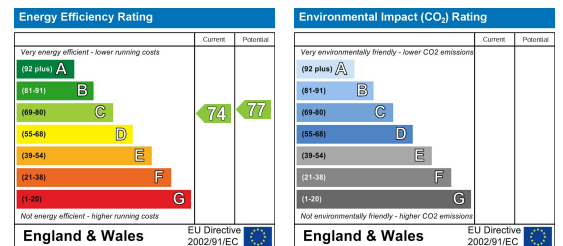
Floor Plan



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.