

HUNTERS®

HERE TO GET *you* THERE



Emerson Way

Emersons Green, Bristol, BS16 7AP

£475,000



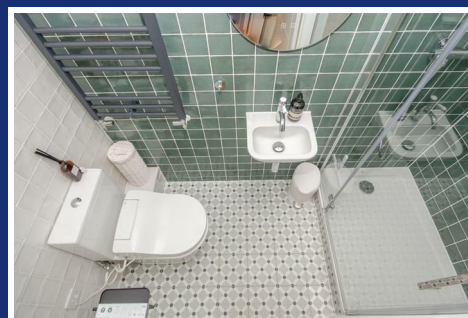
Council Tax: D



63 Emerson Way

Emersons Green, Bristol, BS16 7AP

£475,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market with no chain this beautifully presented and thoughtfully extended David Wilson Homes built semi-detached property offering generous contemporary living across two floors. The ground floor features a welcoming lounge and an impressive rear extension which creating a spacious open pan kitchen/dining/family area. The stylish kitchen is finished with a matching Island unit, perfect for modern family life and entertaining. The kitchen has high end integrated Bosch appliances utility cupboard and access from kitchen modern shower room with Bi-folding doors that open out to decking/rear garden.

Upstairs you will find three generous size bedrooms and luxurious family bathroom which has been finished to a very high standard.

Externally, the rear garden has been landscaped with low maintenance in mind and is laid to Porcelain paving and a full width composite decking which provides an ideal space for relaxing or alfresco dining.

The property further benefits from having a laid to lawn front garden, 2 car driveway and an internal garage with power and light.

Offering a fantastic location, the property is centrally located within the popular development of Emersons Green and is conveniently positioned a short walk to the local retail park with it's array of shops, local park, schools, coffee shop and restaurants. The area is served by excellent transport links onto the Avon Ring Road, motorway networks and Cycle Path.

ENTRANCE VESTIBULE

Access via a composite opaque double glazed door, radiator, oak effect LVT flooring, hardwood glazed door leading to lounge.

LOUNGE

19'4" x 11'9" (5.89m x 3.58m)

UPVC double glazed bay window to front, double panelled vertical radiator, oak effect LVT flooring, LED downlighters, stairs rising to first floor, hardwood glazed door leading through to kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM

21'1" x 15'11" (widest point) (6.43m x 4.85m (widest point))

Two Velux windows to rear, anthracite UPVC double glazed window to rear, aluminium anthracite double glazed bi-folding doors leading out to decking/rear garden, LED downlighters, 2 double panel vertical radiators and double panel radiator, oak effect LVT flooring, range of stylish grey base units with black glass wall units, Quartz work tops, matching Island unit incorporating breakfast bar, stainless steel sink bowl unit with mixer spray tap, water softening unit, built in Bosch electric combi oven and 5 ring gas hob, Bosch stainless steel designer extractor fan hood, under unit lighting Herringbone style tiled splash backs, space for fridge freezer, built in utility cupboard housing providing space for washing machine and tumble dryer, doors leading through to shower room and garage.

SHOWER ROOM

Velux window to rear roof void, suite comprising: close coupled W.C, wall hung wash hand basin, shower enclosure with glass door/screen and

housing a mains controlled shower system, LED downlighters, tiled walls and floor, extractor fan.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, built in cupboard housing Baxi combination boiler, doors leading to bedrooms and bathroom.

BEDROOM ONE

13'2" x 11'9" (4.01m x 3.58m)

UPVC double glazed window to front, LED downlighters, double panel radiator.

BEDROOM TWO

11'7" x 7'10" (3.53m x 2.39m)

UPVC double glazed window to front, Oak effect LVT flooring, double radiator, LED downlighters.

BEDROOM THREE

9'6" x 8'6" (2.90m x 2.59m)

UPVC double glazed window to rear, double radiator, oak effect LVT flooring, built in storage cupboard.

BATHROOM

Opaque UPVC double glazed window to rear, white

modern suite comprising: panelled bath with glass shower screen, mains controlled shower over, vanity unit with wash hand basin inset, shaver point, LED downlighters, heated towel radiator, tiled walls and floor, extractor fan.

REAR GARDEN

A low maintenance landscaped garden, laid mainly to Porcelain tiles with matching side pathway, full width composite decking, wood sleeper border with white pebbles, borders laid to white gravel, 3 outside lights, security light, double power socket, water tap, feature downlighters to fence panels, side gated access, enclosed by boundary fencing.

FRONT GARDEN

Laid to lawn, shrub borders, paved pathway to entrance.

DRIVEWAY

Tarmac driveway providing off street parking for 2 cars.

GARAGE

17'4" x 8'8" (5.28m x 2.64m)

Single integral garage, power and light, up and over door access.



Road Map



Hybrid Map



Terrain Map



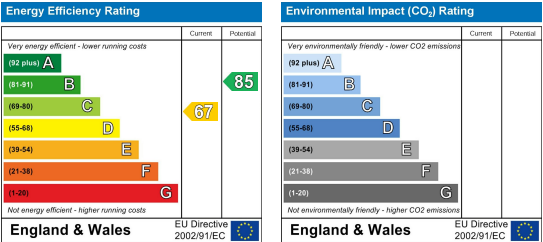
Floor Plan



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.