

HUNTERS[®]

HERE TO GET *you* THERE



Emerson Way

Emersons Green, Bristol, BS16 7AP

£375,000



Council Tax:



123 Emerson Way

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this superb David Wilson Homes built end of terrace house

The spacious ground floor accommodation comprises: entrance hall, cloakroom, lounge, dining room and a stylish re-fitted kitchen. To the first floor can be found 3 bedrooms, the master of which has a modern re-fitted en-suite and a family bathroom. Externally there is a good size lawn rear garden with decking, driveway providing off street parking and a single garage.

The property is conveniently located within the heart of Emersons Green a short walk to the retail park, coffee shops, restaurants, pubs, doctors surgery, village hall and library, whilst being a short walk to both popular Emersons Green and Mangotsfield Primary schools. The area offers good transport links with good access onto The Avon Ring Road and motorway networks.

ENTRANCE HALLWAY

Access via an opaque double glazed composite door, wood effect laminate floor, radiator, door to lounge and cloakroom.

CLOAKROOM

Close coupled W.C., pedestal wash hand basin, tiled splash backs, radiator.

LOUNGE

15'11" (into bay) x 10'8" (4.85m (into bay) x 3.25m)
UPVC double glazed bay window to front, radiator, wood effect laminate floor, door to inner hall.

INNER HALL

Built in storage cupboard, stairs rising to first floor, door to dining room.

DINING ROOM

10'0" 7'0" (3.05m 2.13m)

Double radiator, wood effect laminate floor, UPVC double glazed French doors leading out to rear garden, opening to kitchen.

KITCHEN

13'6" x 6'9" (4.11m x 2.06m)

UPVC double glazed window to rear, modern Wren fitted kitchen with modern high gloss white wall and base units, Corian work top incorporating a single sink bowl unit with mixer spray tap, built in double electric oven and induction hob, extractor fan hood, integrated dishwasher, washing machine and fridge freezer, wood effect laminate floor, wall cupboard housing Worcester combination boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Loft hatch, radiator, over stair storage cupboard with hanging rail, doors to bedrooms and bathroom.

BEDROOM ONE

11'8" x 10'3" (3.56m x 3.12m)

UPVC double glazed window to rear, radiator, recess space for wardrobe, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to side, modern re-fitted white suite comprising: vanity unit with wash hand basin inset and close coupled W.C., shower enclosure housing a mains controlled shower system, tiled walls and floor, radiator, LED down lighters.

BEDROOM TWO

11'5" x 6'9" (3.48m x 2.06m)

UPVC double glazed window to front, radiator.

BEDROOM THREE

8'5" x 7'2" (2.57m x 2.18m)

UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to side, twin gripped panelled bath with mixer tap/shower attachment over, pedestal wash hand basin, close coupled W.C, part tiled walls, radiator.

OUTSIDE:

REAR GARDEN

Larger than average garden, split level decking providing ample seating space leading to a good size well tended lawn, borders to stone chippings, courtesy door to garage, side gated access.

FRONT OF PROPERTY

Front garden laid to lawn, paved pathway to entrance, partly enclose by railings, tarmac driveway providing an off street parking space.

GARAGE

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



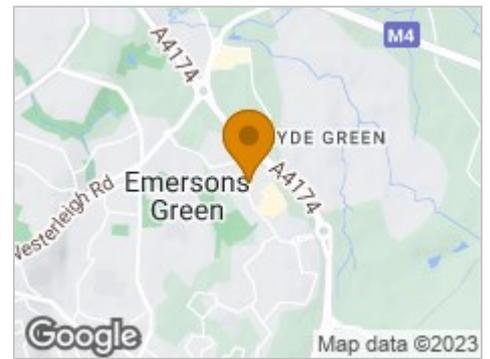
Road Map



Hybrid Map



Terrain Map



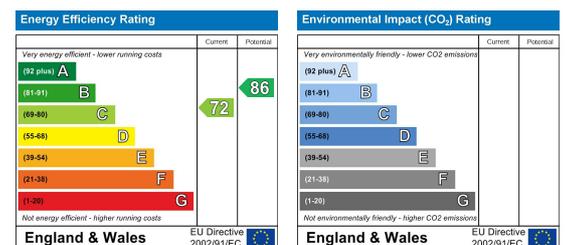
Floor Plan



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.