

HUNTERS[®]

HERE TO GET *you* THERE



Westons Brake

Emersons Green, Bristol, BS16 7BP

£350,000



Council Tax: C



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DESCRIPTION

Hunters in Downend are delighted to offer for sale this extended semi-detached house occupying a cul-de-sac location which is conveniently situated for access onto the ring road, major motorway connections and for the Bristol cycle path. The property is located within the highly sought after Badminton park development which is conveniently located for the amenities of both Downend and Emersons Green.

This property has been extended to the rear and side which includes a garage conversion that has created annex living accommodation which would suit a dependent relative or older child looking for some independent living space. The property is displayed throughout in excellent condition and should be viewed internally to fully appreciate all it has to offer. The accommodation is considered spacious and versatile and in brief comprises to the ground floor; entrance hall, lounge, a modern kitchen/diner with an integral double oven, hob, a sun room/ dining room with bi-fold doors leading into the rear garden and the annex accommodation to side which consists of an open plan living area/lounge with fitted kitchen, utility cupboard, lobby, shower room and bedroom with French doors that lead out to the garden. To the first floor there is a family bathroom with an over bath shower system and two double bedrooms. The master bedroom has a modern ensuite shower room and built in wardrobes.

Additional benefits includes: UPVC double glazed windows, gas central heating, off street parking for 2 cars and a low maintenance rear garden which is laid to paving and artificial lawn.

ENTRANCE

Via a composite opaque double glazed door to entrance hallway.

ENTRANCE HALLWAY

Via a part opaque glazed door, leading into entrance hall.

LOUNGE

16'9" x 11'3" (5.11m x 3.43m)

Double glazed window to front, coved ceiling, TV point, under stairs storage cupboard, 2 radiators, wall mounted feature electric fire, door leading into kitchen/diner.

KITCHEN/DINER

14'5" x 8'9" (4.39m x 2.67m)

UPVC double glazed internal window to rear, coved ceiling, single drainer sink unit with chrome mixer tap and brick effect tiled splash backs, range of modern wall and base units with soft close doors and drawers, integral stainless steel double electric oven, four ring gas hob and stainless steel cooker hood over, space and plumbing for dishwasher, space for a tall fridge freezer, roll edged work surface, cupboard housing a modern Worcester boiler supplying gas central heating and domestic hot water, vertical contemporary style radiator, sliding patio doors leading through to sun room/dining room.

SUN ROOM/DINING ROOM

14'1" x 8'10" (4.29m x 2.69m)

Velux window, UPVC double glazed windows to side, ceiling with recessed spot lights, two designer style horizontal radiators, UPVC double glazed bi-fold doors leading into rear garden, door leading through to Annex accommodation.

ANNEX ACCOMMODATION

Extension and garage conversion to side of property providing additional living space incorporating a open plan living room with kitchen, bedroom and shower room.

INNER LOBBY

Loft hatch, LED downlighters, door access to utility cupboard providing space for washing machine and tumble dryer, sliding door access to shower room, doorway to living room/kitchen, door to bedroom.

LIVING ROOM/KITCHEN

18'5" x 8'0" (5.61m x 2.44m)

UPVC double glazed window to front, 2 Velux windows to front, 2 Velux windows to side aspect, range of fitted wall and base kitchen units with laminate work tops incorporating a single stainless steel sink bowl unit with mixer tap, LED downlighters, radiator.

BEDROOM

9'1" x 8'6" (2.77m x 2.59m)

UPVC double glazed window to rear, built in cupboard with hanging rail, radiator, LED downlighters, designer style

horizontal radiator, UPVC double glazed French doors to side leading out to rear garden.

SHOWER ROOM

Modern suite comprising: close coupled W.C, vanity unit with wash hand basin inset, large walk in shower enclosure with glass shower screen and housing a mains controlled shower system with drench head, tiled walls, LED downlighters.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, loft access, spindled balustrade, doors leading into bathroom and both bedrooms.

BEDROOM ONE

13'4" (max) x 11'3" (4.06m (max) x 3.43m)

UPVC double glazed window to front, coved ceiling, sliding fronted built in wardrobe with hanging rail and shelving, built in airing cupboard housing hot water tank, TV point, telephone point, radiator, door leading to en-suite.

EN-SUITE

6'3" x 5'5" (1.91m x 1.65m)

Opaque UPVC double glazed window to front, ceiling with recessed spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap, shower cubicle housing a mains controlled shower system, tiled walls, tiled floor, heated towel rail, extractor fan.

BEDROOM TWO

12'2" x 8'3" (3.71m x 2.51m)

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

BATHROOM

6'7" x 6'0" (2.01m x 1.83m)

Opaque UPVC double glazed window to rear, LED downlighters, white suite comprising: twin gripped panelled bath with mains controlled shower system over, glass shower screen, pedestal wash hand basin and close coupled W.C, heated towel radiator, extractor fan, aqua board splash back.

OUTSIDE:

REAR GARDEN

Landscaped low maintenance garden consisting of a good size paved patio area leading to an area laid to artificial lawn, outside lighting, water tap, border to stone chippings, external power socket, garden surrounded by wooden fencing with a wooden gate providing side pedestrian access.

FRONT OF PROPERTY

Front garden paid to stone chippings, paved pathway leading to entrance, gas and electric meter cupboards.

DRIVEWAY

Laid to tarmac, providing off street parking for 2 cars (back to back).



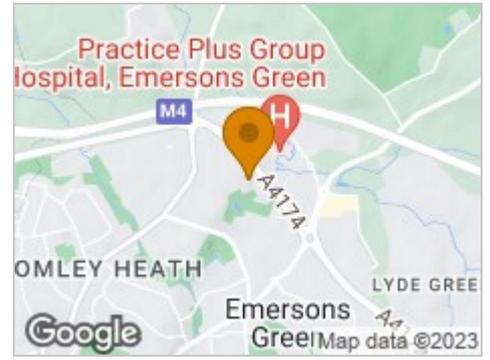
Road Map



Hybrid Map



Terrain Map



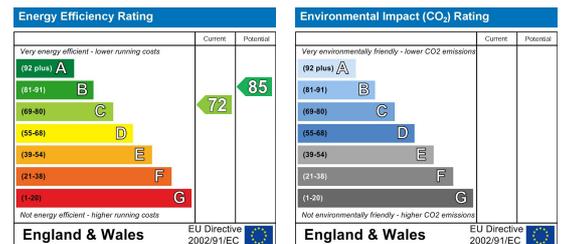
Floor Plan



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.