

HUNTERS®

HERE TO GET *you* THERE



Pinkers Mead

Emersons Green, Bristol, BS16 7EJ

£385,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this extended end of terrace home offering a convenient position within the sought after Emersons Green development, being a short walk to the local retail park with its array of shops, schools, restaurants, coffee shops, village hall, library, dental practice and doctors surgery, whilst offering excellent transport links on to the ring road and motorway networks.

The spacious living accommodation comprises: entrance hallway, cloakroom, lounge (currently used as a dining room), kitchen/diner with built in oven & hob and an impressive family room (currently displayed as a lounge) which has an open working fireplace, roof lantern letting in a great amount of light and bi-folding doors that lead out to the rear garden. The first floor comprises of 2 double bedrooms and a single bedroom, master en-suite shower room and a contemporary family bathroom.

Externally there is a low maintenance rear garden, garage which has been part converted to create a study/utility, driveway to front and side providing ample off street parking.

ENTRANCE HALLWAY

UPVC double glazed window to side, radiator, oak effect flooring, LED downlighters, stairs rising to first floor, doors leading to cloakroom and lounge.

CLOAKROOM

Opaque UPVC double glazed window to front, close coupled W.C, vanity unit with wash hand basin inset, part tiled walls, tiled floor, radiator.

LOUNGE

15'8" x 12'2" (4.78m x 3.71m)

Currently displayed as a dining room, UPVC double glazed window to front with wooden shutter, coved

ceiling, oak effect laminate flooring, under stair storage cupboard, oak door and matching bi-folding doors leading through to kitchen/diner.

KITCHEN/DINER

15'6" x 8'1" (4.72m x 2.46m)

Range of fitted wall and base units, granite effect laminate work tops incorporating a Belfast style sink unit with mixer tap, tiled splash backs, built in stainless steel electric oven and 5 ring gas hob, stainless steel extractor fan hood, tiled floor, integrated dishwasher, space for American style fridge freezer, wall cupboard housing Worcester boiler, opening leading through to family room/living room.

FAMILY/LIVING ROOM (EXTENSION)

15'6" x 15'1" (4.72m x 4.60m)

Roof lantern, LED downlighters, open working feature fireplace, bi-folding doors leading out to rear garden.

FIRST FLOOR ACCOMODATION:

LANDING

UPVC double glazed window to side, built in airing cupboard housing hot water tank, doors leading through to bedrooms and bathroom.

BEDROOM ONE

15'5" (max) x 8'3" (4.70m (max) x 2.51m)

UPVC double glazed window to front, radiator, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to front, closed coupled W.C, vanity unit with wash hand basin inset, walk in shower enclosure with freestanding glass screen and housing a mains controlled shower system, tiled walls and floor, extractor fan.

BEDROOM TWO

9'8" x 8'2" (2.95m x 2.49m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

8'8" x 7'9" (2.64m x 2.36m)

UPVC double glazed window to rear, radiator.

BATHROOM

8'3" x 6'1" (max) (2.51m x 1.85m (max))

White contemporary suite comprising: close coupled W.C, wash stand with wash hand basin inset, raised platform with freestanding bath, period style radiator incorporating towel rail, feature wood panelling to dado height.

OUTSIDE:

REAR GARDEN

Low maintenance garden laid mainly to wood chippings, stone patio, raised sleeper planters, water tap, double power socket, door to garage/study, garden enclosed by boundary fencing.

STUDY/UTILITY

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

Located to back section of garage, door access from rear garden, LED downlighters, wood effect flooring,

space and plumbing for washing machine, space for tumble dryer.

GARAGE - STORAGE SECTION

9'0" x 7'11" (2.74m x 2.41m)

Roller shutter door access to storage section, power and light.

DRIVEWAY

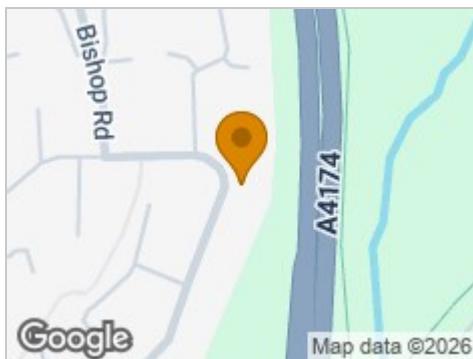
To front and side of property providing off street parking for several vehicles.

ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



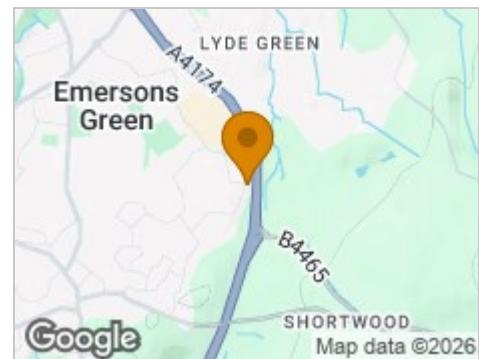
Road Map



Hybrid Map



Terrain Map



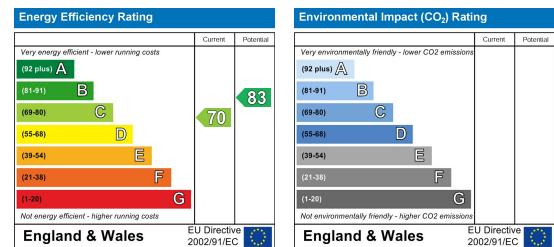
Floor Plan



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.