

# HUNTERS®

HERE TO GET *you* THERE



## Pinkers Mead

Emersons Green, Bristol, BS16 7EJ

£550,000



Council Tax: F



# 95 Pinkers Mead

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### DESCRIPTION

Nestled in the sought-after development of Emersons Green this well presented detached family home is conveniently located near local amenities and schools, as well as a short distance from a retail park that offers a variety of shops. This delightful family home in Emersons Green is not to be missed, offering a wonderful opportunity for modern living in a vibrant community.

Upon entering, you are greeted by a welcoming entrance hall that leads to three well-appointed reception rooms which includes a 16ft lounge provides a cosy space for relaxation with feature fireplace, while the dining room, featuring French doors that open onto the garden and a study which gives perfect space for those that might work from home. The remainder of the ground floor consists of a utility and cloakroom.

To the first floor can be found four good sized bedrooms, master bedroom with en-suite shower room and a family bathroom.

Outside, the good-sized lawned rear garden, complete with a patio area, offers a great space for outdoor activities and summer gatherings. Additionally, a double detached garage at the rear, equipped with power and light, provides ample storage or workshop space. Parking is a breeze with a driveway that accommodates two vehicles, ensuring convenience for you and your guests.

This home is well-presented and ready for you to move in, with no chain sale to complicate the process.

### ENTRANCE HALLWAY

Access via a composite double glazed door with side window panels, coved ceiling, oak effect laminate flooring, under stair storage cupboard, stairs rising to first floor, doors leading to: cloakroom, lounge, study and kitchen.

### CLOAKROOM

Oak effect laminate flooring, pedestal wash hand basin, close coupled W.C, tiled splash backs, radiator, extractor fan.

### STUDY

11'11" x 8'0" (3.63m x 2.44m)  
UPVC double glazed window to front, coved ceiling, oak effect laminate flooring, TV point.

### LIVING ROOM

16'2" x 11'6" (4.93m x 3.51m)  
Two UPVC double glazed windows to front, coved ceiling, oak effect laminate flooring, marble effect feature fireplace with gas coal flame effect fire inset, 2 radiators, TV point, double doors leading through to dining room.

### DINING ROOM

11'3" x 9'11" (3.43m x 3.02m)  
Coved ceiling, oak effect laminate flooring, radiator, UPVC double glazed French doors leading out to garden,

### KITCHEN

14'4" x 9'11" (4.37m x 3.02m)  
Two UPVC double glazed windows to rear, range of fitted wall and base units, laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel Hotpoint double electric oven, and gas hob, stainless steel extractor fan hood, integrated fridge freezer and dishwasher, double radiator, oak effect laminate flooring, doors leading to utility and dining room.

### UTILITY

6'0" x 5'1" (1.83m x 1.55m)  
Range of fitted wall and base units, laminate work top incorporating single stainless steel sink bowl unit with mixer tap, radiator, oak effect laminate flooring, space for washing machine and tumble dryer, wall cupboard housing Vaillant boiler, opaque double glazed composite door to side leading out to garden.

### FISRT FLOOR ACCOMMODATION:

## LANDING

Loft hatch, radiator, built in airing cupboard housing hot water tank, doors to bedrooms and bathroom.

## BEDROOM ONE

17'6" x 11'7" (5.33m x 3.53m)

Three UPVC double glazed windows to front, two double fitted wardrobes and built in single wardrobe, double radiator, TV point, door to en-suite.

## EN-SUITE

Opaque UPVC double glazed window to front, pedestal wash hand basin, close coupled W.C, glass shower enclosure housing a mains controlled shower system, part tiled walls, tiled floor, chrome heated towel radiator, LED downlighters, extractor fan, shaver point.

## BEDROOM TWO

12'4" x 10'2" (3.76m x 3.10m)

UPVC double glazed window to rear, radiator.

## BEDROOM THREE

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

UPVC double glazed window to rear, radiator.

## BEDROOM FOUR

9'0" x 7'7" (2.74m x 2.31m)

UPVC double glazed window to rear, radiator.

## BATHROOM

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

## OUTSIDE:

## REAR GARDEN

Laid to lawn, brick paved patio with matching pathway, plant/shrub borders, water tap, courtesy door to garage, side gated access, enclosed by boundary wall and fencing.

## GARAGE

17'10" x 17'7" (5.44m x 5.36m)

Double detached garage located to rear of property, two up and over doors, power and light.

## DRIVEWAY

Two car driveway to front of garage.



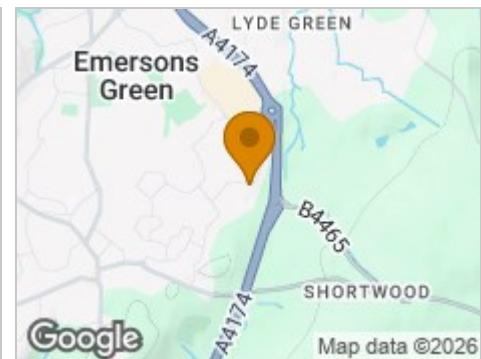
## Road Map



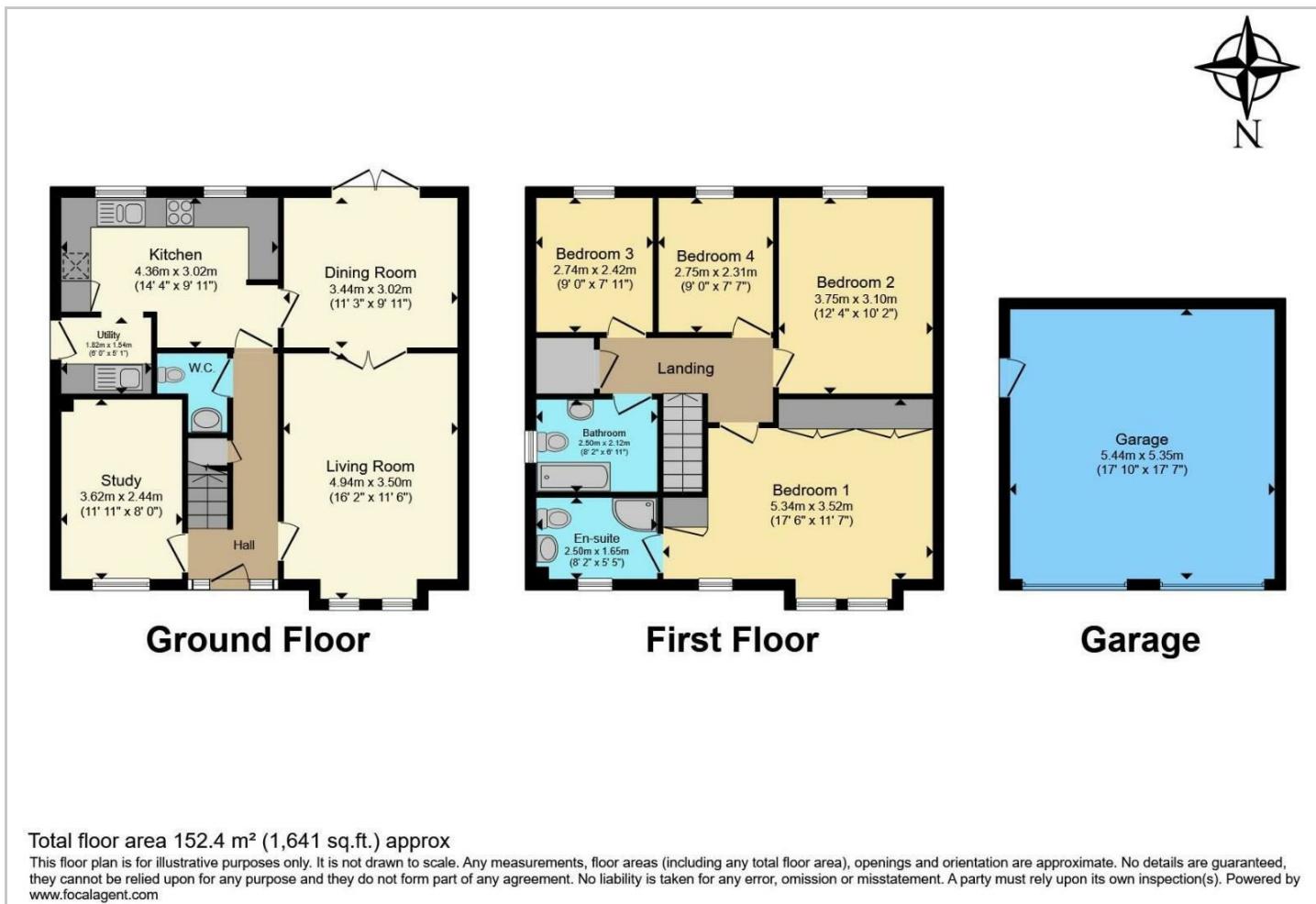
## Hybrid Map



## Terrain Map



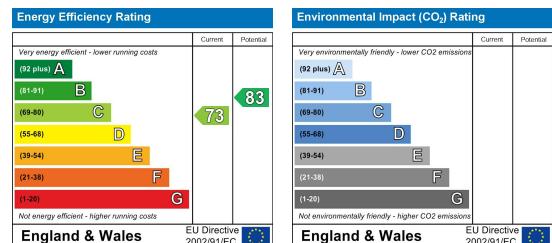
## Floor Plan



## 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.