

HUNTERS®

HERE TO GET *you* THERE



Robbins Court

Emersons Green, BS16 7BG

£550,000

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36 Robbins Court

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ENTRANCE HALLWAY

Via a hardwood opaque glazed door with side window panels, coved ceiling, double radiator, wood effect laminate floor, under stair storage cupboard, stairs rising to first floor, doors to lounge, study and kitchen.

STUDY

9'10" x 8'6" (3.00 x 2.59)

Double glazed bay window to front, radiator, telephone point.

LOUNGE

16'9" x 10'11" (5.11 x 3.33)

Double glazed window to front, coved ceiling, LED down lighters, TV point, 2 double radiators, doorway leading through to dining room.

DINING ROOM

Access from kitchen and lounge, coved ceiling, double radiator, UPVC double glazed French doors leading out to rear garden.

KITCHEN/BREAKFAST ROOM

14'11" x 11'7" (4.55 x 3.53)

Double glazed window and bay window to rear, LED down lighters, wood effect laminate floor, recently installed (2021) range of 2 tone matt fitted wall and base units, laminate work top incorporating a composite sink bowl unit with mixer tap, breakfast bar, under unit lighting, built in stainless steel AEG electric double oven and AEG induction hob, stainless steel extractor fan hood, integrated Bosch dishwasher, double radiator, door to utility.

UTILITY ROOM

Opaque double glazed hardwood door leading out to

side of property, 2 tone matt wall and base units, laminate work top, wall mounted Vaillant combination boiler, space and plumbing for washing machine, oak effect laminate floor, door to cloakroom.

CLOAKROOM

White suite comprising: close coupled W.C, vanity unit with wash hand basin inset, radiator, oak effect laminate floor.

FIRST FLOOR ACCOMMODATION:

LANDING

Storage cupboard, loft hatch, doors leading to:

BEDROOM ONE

14'7" x 10'10" (4.44 x 3.30)

Double glazed window to front, radiator, TV point, door leading to:

EN-SUITE

Opaque double glazed window to front, newly installed suite comprising: vanity unit with wash hand basin inset, close coupled W.C, shower enclosure housing a mains controlled shower, tiled splash backs, LED down lighters, wood effect laminate floor, heated towel rail.

BEDROOM TWO

12'8" x 8'9" (3.86 x 2.67)

Double glazed window to front, radiator, fitted wardrobe.

BEDROOM THREE

11'0" x 9'0" (3.35 x 2.74)

Double glazed window to rear, radiator, fitted wardrobes with glass doors, TV point.

BEDROOM FOUR

9'3" x 8'1" (2.82 x 2.46)

Double glazed window to rear, radiator, fitted wardrobe.

BATHROOM

Opaque double glazed window to rear, recently fitted suite (2021) comprising: shower bath with mains controlled shower over, vanity unit with laminate work top incorporating sink unit with mixer tap, close coupled W.C, tiled walls, heated towel rail, LED down lighters, extractor fan, shaver point, wood effect laminate floor.

OUTSIDE:

REAR GARDEN

Good size lawn with seating areas laid to patio and decking, borders laid to stone chippings, timber framed shed, water tap, side gated access, enclosed by boundary fencing.

FRONT OF PROPERTY

Garden laid to lawn, DRIVEWAY providing off street parking for 2 cars.

LOUNGE AREA

UPVC double glazed window to rear, halogen down lighters, radiator, TV point, telephone point, loft hatch with pull down ladder (loft boarded and providing ample storage).

KITCHEN AREA

UPVC double glazed window to rear, halogen downlighters, range of modern high gloss wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and ceramic hob, stainless steel extractor fan hood,

BEDROOM AREA

UPVC double glazed window to front, radiator, halogen down lighters, fitted wardrobe, door to:

SHOWER ROOM

White suite comprising: close coupled W.C, pedestal wash hand basin, tiled shower cubicle housing an electric Triton shower system, halogen down lighters, extractor fan, tiled splash backs, chrome heated towel rail.



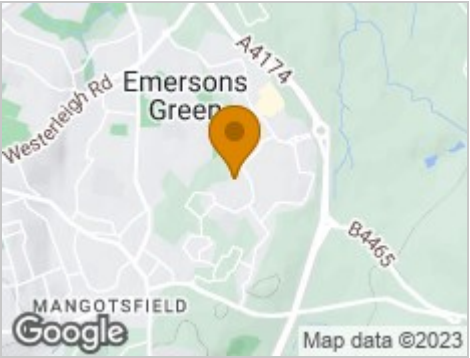
Road Map



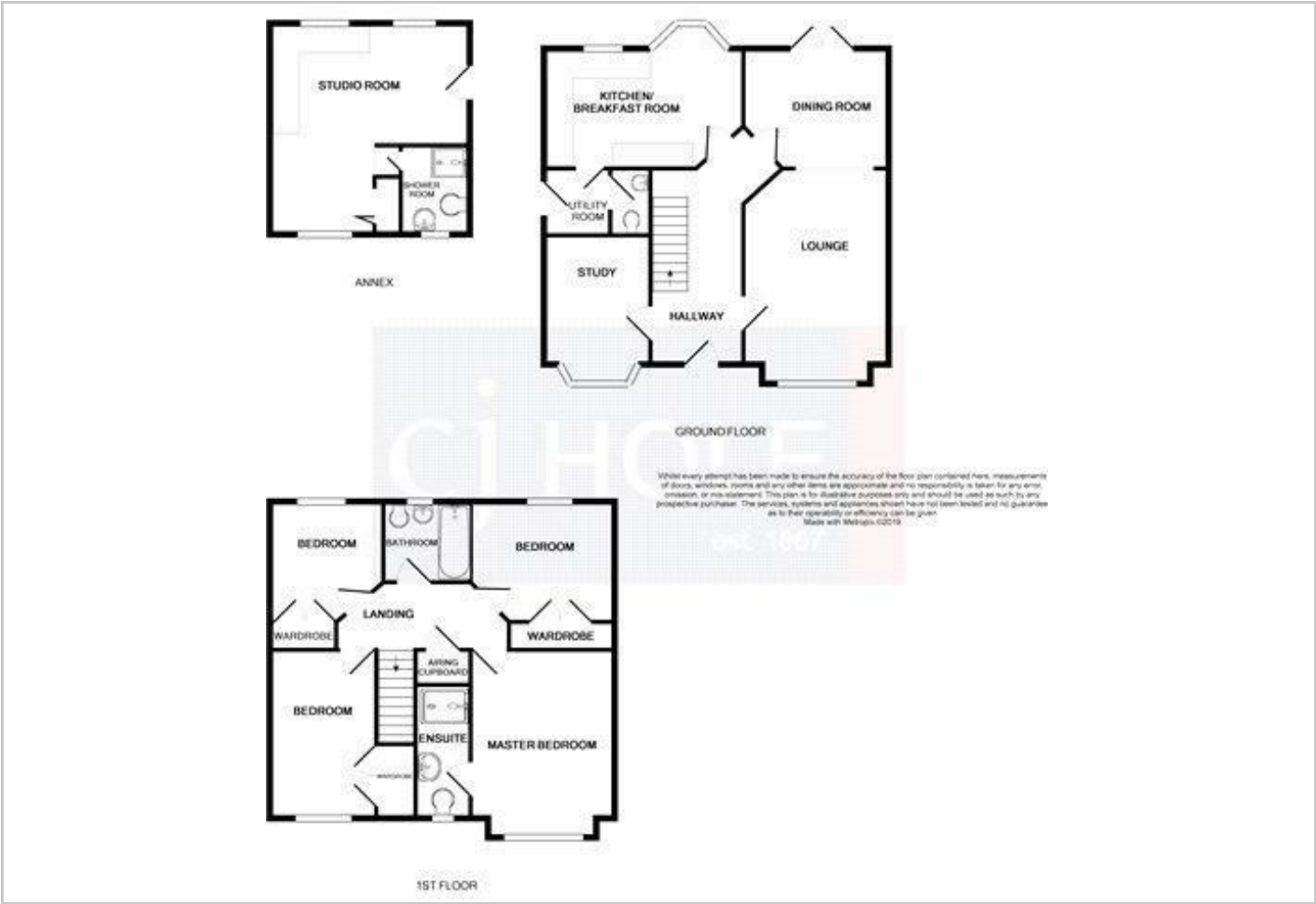
Hybrid Map



Terrain Map



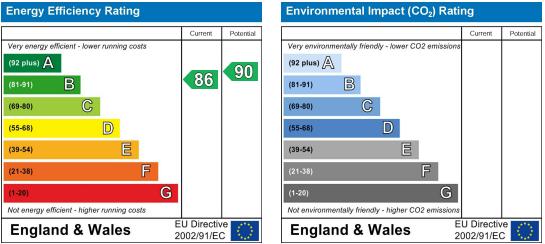
Floor Plan



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.