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## Harrison Close

Emersons Green, Bristol, BS16 7HB

£750,000



Council Tax: G



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer the opportunity to purchase this impressive executive family home within the popular Emersons Green development. Rarely does such a large family home come to the market but this David Wilson built detached house has an abundance of living space which is ideal for a growing family.

Offering a prime corner plot position, tucked away within the highly desirable cul-de-sac of Harrison Close, the location is convenient for access to the local retail park with it's array of shops, restaurants and coffee shops. The local shops, doctor surgery, park, village hall and library are all a short walk away, along with the highly rated local schools.

The Avon Ring Road is within close proximity with excellent transport links onto the M32, M4 and M5 motorway networks along with access to Bristol Parkway train station.

The spacious living accommodation is displayed throughout in excellent order and comprises in brief to the ground floor: entrance hallway, cloakroom, an impressive 26ft lounge with French doors out to rear garden, dining room/family room with bay window, and a superb kitchen/diner with modern units and granite worktops with matching breakfast bar.

To the first floor can be found a good sized landing with access to five double size bedrooms, master bedroom with en-suite shower room and bedroom two with en-suite cloakroom and a family bathroom with shower enclosure.

The property further benefits from having a good sized lawn rear garden with areas laid to decking and patio, a double detached garage and a large driveway providing off street parking for several vehicles.

An internal viewing comes highly recommended to fully appreciate all this wonderful property has to offer.

## ENTRANCE HALLWAY

Access via a composite opaque glazed door with matching side window panels, coved ceiling, oak floor, double radiator, under stair storage cupboard, stairs rising to first floor, doors leading to: cloakroom, lounge, family room and kitchen/diner.

## CLOAKROOM

Opaque UPVC double glazed window to side to side, close coupled W.C, vanity unit with wash hand basin inset, tiled walls and floor, chrome heated towel radiator.

## LOUNGE

26'9" x 12'3" (8.15m x 3.73m)

UPVC double glazed bay window to front, UPVC double glazed window to side, UPVC double glazed French doors with matching side window panels leading out to decking/rear garden, 2 double wardrobes, coved ceiling, oak floor.

## DINING ROOM/FAMILY ROOM

14'10" x 11'7" (into bay) (4.52m x 3.53m (into bay))

UPVC double glazed bay window to front, oak floor, coved ceiling, double radiator.

## KITCHEN/DINER

### KITCHEN AREA

16'5" (max) x 12'8" (5.00m (max) x 3.86m)

UPVC double glazed window to rear, LED downlighters tiled floor, range of white high gloss wall and base units, granite work tops incorporating a breakfast bar, stainless steel sink bowl unit with mixer tap, tiled splash backs, space for range oven, extractor fan hood, space for fridge freezer, integrated dishwasher, space and plumbing for washing machine, built in microwave and wine chiller, opening leading through to dining area.

## DINING AREA

16'5" x 9'5" (5.00m x 2.87m)

Dual aspect UPVC double glazed window to rear and side, oak floor, 2 double radiators, UPVC double glazed doors leading out to decking/rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

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

### MASTER BEDROOM

15'2" (max) x 14'8" (4.62m (max) x 4.47m)

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

### EN-SUITE

Opaque UPVC double glazed window to side, suite comprising: pedestal wash hand basin, shower enclosure housing a mains controlled shower system, glass sliding door, tiled floor and walls, chrome heated towel radiator, extractor fan.

### BEDROOM TWO

12'3" x 10'3" (3.73m x 3.12m)

UPVC double glazed window to rear, double radiator, fitted double wardrobe, door to en-suite W.C.

### EN-SUITE W.C

Opaque UPVC double glazed window to rear, suite comprising: close coupled W.C and pedestal wash hand basin, tiled walls and floor, chrome heated towel radiator, extractor fan.

### BEDROOM THREE

14'3" x 9'11" (4.34m x 3.02m)

UPVC double glazed window to front, double radiator, fitted double wardrobe.

### BEDROOM FOUR

10'5" x 10'3" (3.18m x 3.12m)

UPVC double glazed window to rear, radiator, triple fitted wardrobe.

### BEDROOM FIVE

12'2" (into dormer) x 9'8" (3.71m (into dormer) x 2.95m)

UPVC double glazed window to front, radiator.

### BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: Jacuzzi bath, close coupled W.C, pedestal wash hand basin, shower enclosure with glass door, housing a mains controlled shower system, tiled walls and floor, chrome heated towel radiator, extractor fan.

### OUTSIDE:

#### REAR GARDEN

Large garden plot laid mainly to lawn, decking providing ample seating space, patio to side of property with matching pathway, water tap, 3 outside lights to back of house, water tap, side gated access, enclosed by boundary fencing.

#### FRONT GARDEN

Pathway to entrance with lawn either side, border laid to slate chippings, courtesy door to garage.

#### DRIVEWAY

Laid to tarmac providing off street parking for several cars, leading up to garage.

#### GARAGE

17'7" x 17'2" (5.36m x 5.23m)

Double detached garage, 2 up and over doors, power and light.



Road Map



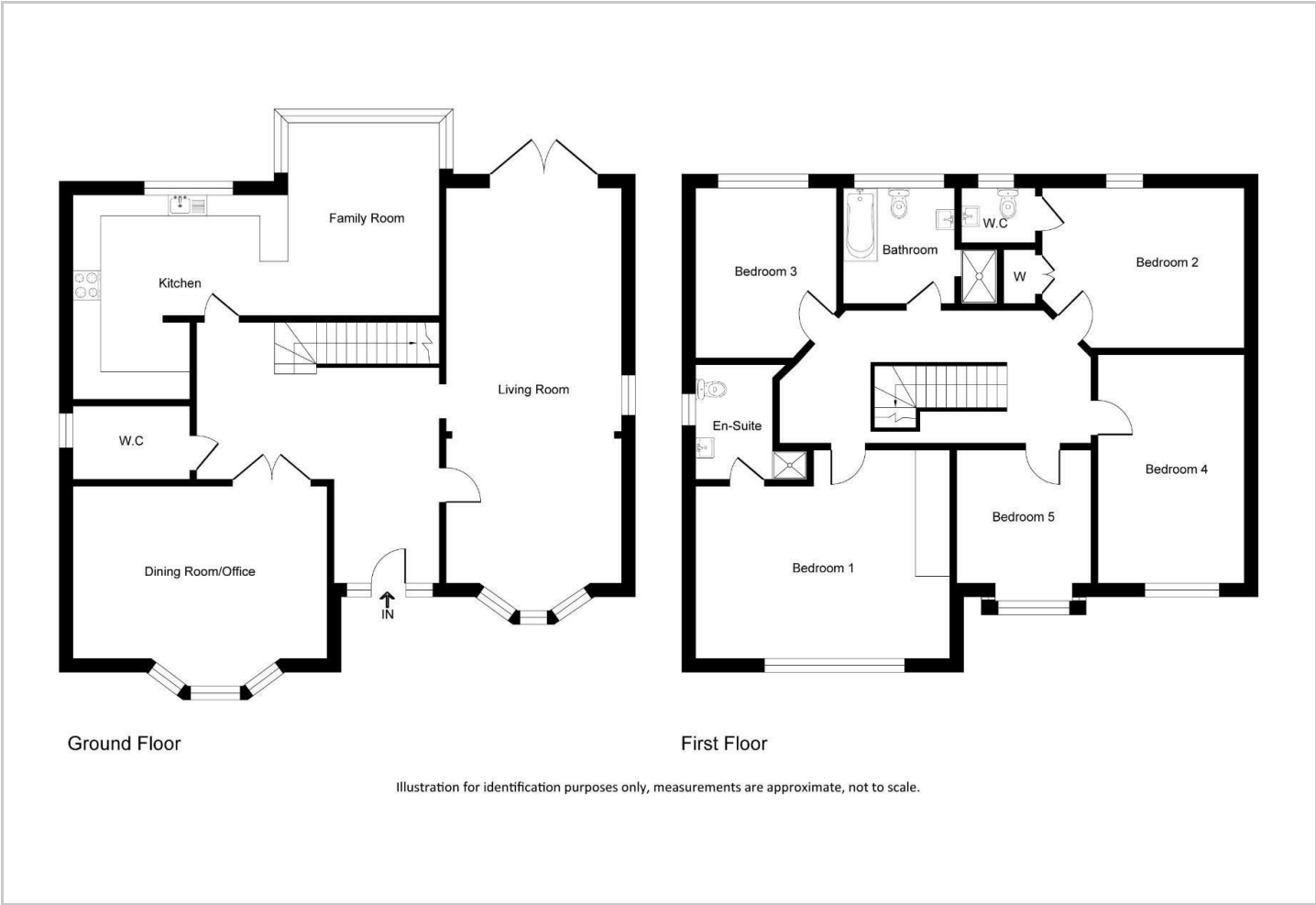
Hybrid Map



Terrain Map



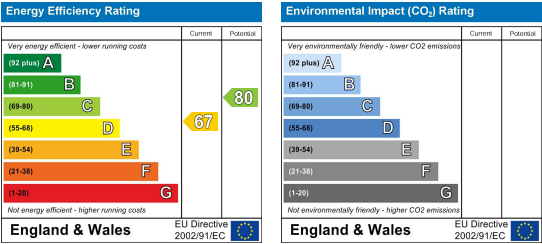
Floor Plan



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.