

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



144 Johnson Road, Emersons

Emersons Green, Bristol, BS16 7JP

£550,000



Council Tax: E





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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this immaculately presented detached property located in the popular Emersons Green development.

The property is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being positioned within easy reach of amenities. These amenities include; independent shops and supermarkets, library, restaurants, coffee shops doctors surgery and dental practice.

The property has been much improved by it's current owners and is displayed throughout in excellent condition with accommodation that comprises, to the ground floor: entrance hallway, cloakroom, 19ft lounge, modern fitted kitchen with granite work tops and breakfast bar, utility and cloakroom. To the first floor can be found a family bathroom, 4 generous sized bedrooms, the master of which has an en-suite shower room.

Externally the property has a well tended low maintenance rear garden which is laid to artificial lawn and Sandstone patio, garage and driveway.

## ENTRANCE HALLWAY

Storm porch entrance with opaque double glazed composite front door, UPVC double glazed window to front, coved ceiling, double radiator, turning staircase rising to first floor, engineered oak flooring, double doors leading to lounge and kitchen/diner, door to cloakroom.

## CLOAKROOM

Opaque UPVC double glazed window to front, concealed W.C, vanity unit with wash hand basin inset, double radiator.

## LOUNGE

19'7" x 11'3" (5.97m x 3.43m)

UPVC double glazed windows to front and side, coved ceiling, double radiator, engineered oak flooring, TV point, telephone point.

## KITCHEN/DINER

19'8" x 11'11" (max) (5.99m x 3.63m (max))

UPVC double glazed windows to front and side, coved ceiling, double radiator, range of white high gloss wall and base units, granite work top with matching upstands and breakfast bar, stainless steel sink bowl unit with mixer spray tap, built in Neff stainless steel electric oven and induction hob, stainless steel extractor fan hood, integrated dishwasher, integrated fridge freezer, LED downlighters to kitchen area, engineered oak floor, double doors leading to conservatory, archway leading through to utility.

## UTILITY

8'6" x 6'3" (2.59m x 1.91m)

LED down lighters, engineered oak flooring, double radiator, white high gloss wall and base units, composite door leading out to side of property.

## CONSERVATORY

11'9" x 9'6" (3.58m x 2.90m)

UPVC double glazed windows to rear and side, double glazed glass roof, engineered oak flooring, UPVC double glazed French doors leading out to garden.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Loft hatch, spindled balustrade, radiator, doors leading to bedrooms and bathroom.

Tel: 0117 956 1234

## BEDROOM ONE

11'10" x 11'7" (3.61m x 3.53m)

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

## EN-SUITE

Opaque UPVC double glazed window to side, modern re-fitted suite comprising: vanity unit with wash hand basin inset, close coupled W.C, shower enclosure with glass shower screen and housing a mains shower system, tiled walls and floor, heated towel radiator, shaver point, LED downlighters, extractor fan.

## BEDROOM TWO

9'7" x 9'7" (2.92m x 2.92m)

UPVC double glazed window to side, radiator, fitted mirror fronted wardrobe.

## BEDROOM THREE

9'11" x 9'1" (3.02m x 2.77m)

UPVC double glazed window to side, radiator. Currently used as a dressing room.

## BEDROOM FOUR

11'0" x 7'7" (3.35m x 2.31m)

UPVC double glazed window to front, radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with mains controlled shower system over, glass shower screen, wall hung wash hand basin, close coupled W.C, chrome heated towel radiator, part tiled walls, LED downlighters, extractor fan.

## OUTSIDE:

### GARDEN

Indian Sandstone full width patio with matching pathway, 2 areas laid to artificial lawn, raised plant/shrub borders, water tap, side gated access to garage/parking, enclosed by boundary wall.

### FRONT GARDEN

Slate chippings borders, paved pathway to entrance, paved pathway to entrance, enclosed by boundary wall and hedgerow.

### GARAGE/PARKING

Single garage located to back of garden, up and over door, power and light, Driveway to front of garage providing off street parking space.



Road Map



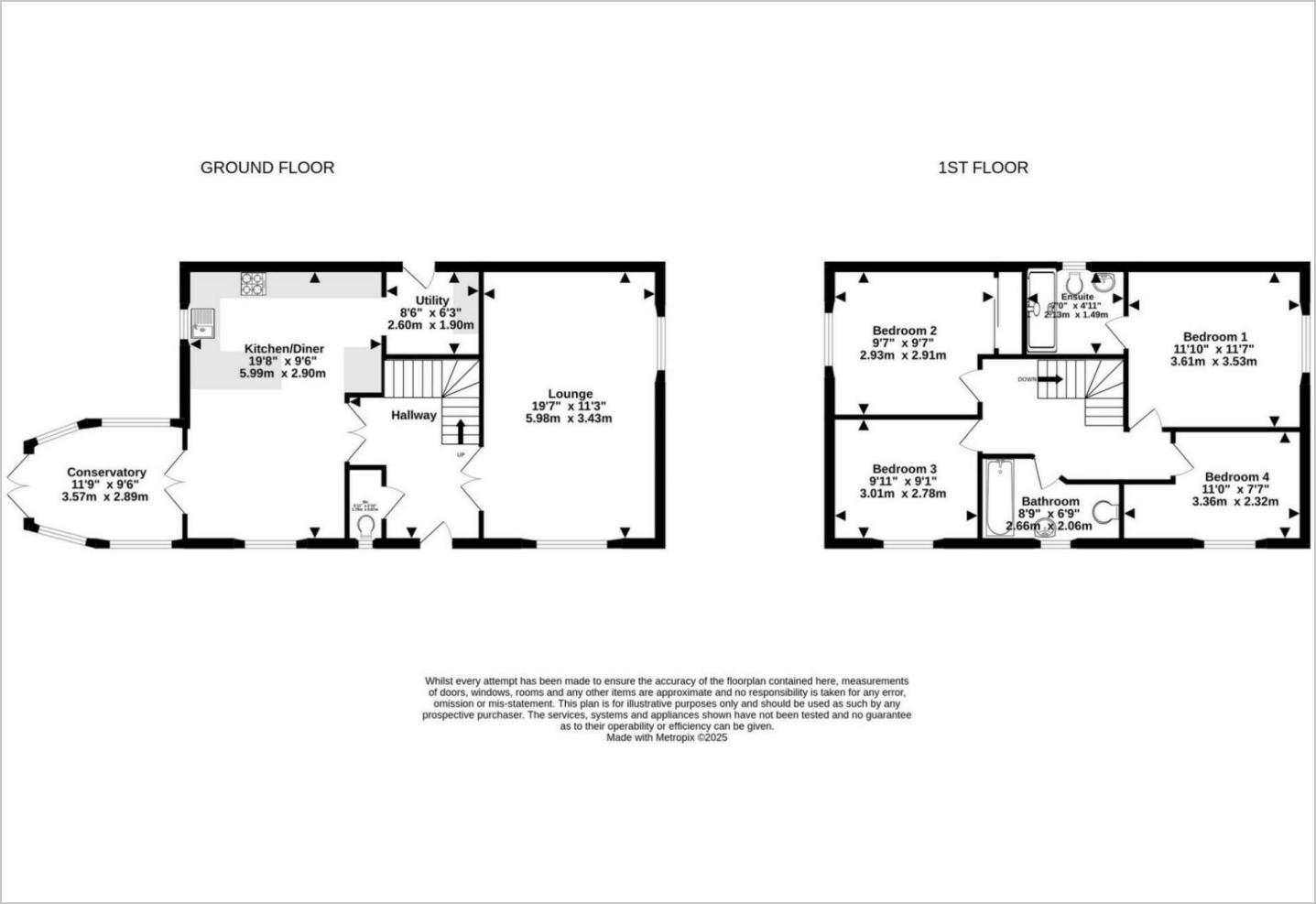
Hybrid Map



Terrain Map



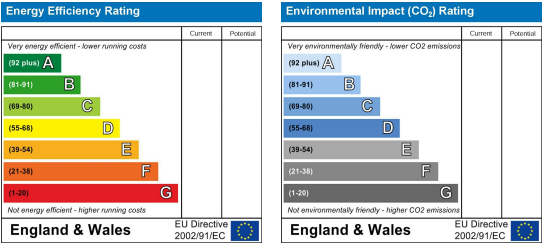
Floor Plan



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.