

# HUNTERS®

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## Wadham Grove

Emersons Green, Bristol, BS16 7DW

£550,000



Council Tax: D



# 54 Wadham Grove

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this superb modern built detached family home which occupies a prominent position on the corner of a cul-de-sac in the popular area of Emersons Green.

The property is conveniently situated for access onto the Avon ring road, for major commuting routes and the Bristol cycle path, as well as being within walking distance of local schools and amenities and open spaces of both Johnson Road and pomphrey playing fields.

The amenities of Emersons Green include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, village hall and Doctors surgery.

The property has been much improved in recent years by it's current owners to include a double side extension which has created a one off style home. The spacious living accommodation is displayed throughout in excellent condition and comprises to the ground floor: newly built porch, entrance hall, cloakroom/utility, 20ft lounge with dual aspect windows and French doors that lead out to the rear garden, study/playroom and a stunning open plan kitchen/diner with built in Bosch appliances and Granite work tops and French doors leading out to garden. To the first floor can be found a family bathroom, 4 good size bedrooms, master of which has a modern en-suite shower room. The property further benefits from having: double glazing, gas central heating and solar panels that are owned.

Externally the property has a well tended landscaped garden laid to lawn and patio, 2 driveways to rear and side providing ample off street parking and a single size garage with power and light and an electric door.

Properties of this quality are rarely available so an early internal viewing appointment is highly recommended to fully appreciate what this fantastic one off home has to offer.

## PORCH

Recently built large porch, access via a composite double glazed door with matching side window panel, UPVC double glazed window to side, Velux window, vertical radiator, electric meter cupboard, oak glazed door to hallway.

## HALLWAY

Coved ceiling, radiator, under stair storage, Karndean oak effect flooring, stairs rising to first floor, doors leading to: lounge, study, kitchen & utility/cloakroom.

## LOUNGE

20'5" (into bay) x 10'7" (6.22m (into bay) x 3.23m)

UPVC double glazed window to front, UPVC double glazed bay window to rear with matching door leading out to rear garden, coved ceiling, 2 double radiators, granite fireplace with wood mantel surround and gas coal flame effect fire inset, TV point.

## STUDY/PLAYROOM

11'0" x 8'10" (3.35m x 2.69m)

UPVC double glazed window to front, coved ceiling, double radiator.

## KITCHEN/DINER

20'2" (max) x 13'11" (max) (6.15m (max) x 4.24m (max))

UPVC double glazed windows to front and rear, UPVC double glazed French doors with matching side window panels leading out to rear garden, range of fitted wall and base units, granite work tops with matching upstands, 1 1/2 composite sink bowl unit with mixer tap, tiled splash backs, integrated Bosch appliances to include: stainless steel electric oven, microwave/combi oven, induction hob, extractor fan hood, fridge freezer and dishwasher, under unit lighting, tiled effect Karndean flooring, TV point.

## UTILITY/CLOAKROOM

Opaque UPVC double glazed window to rear, base unit with work top, wash hand basin inset, tiled splash backs, close coupled W.C, space and plumbing for washing machine, Kardean oak effect flooring, wall mounted Vaillant combination boiler.

## LANDING

UPVC double glazed window to rear, loft hatch, double radiator, spindled balustrade, 2 built in storage cupboards, built in double door access cupboard with hanging rail, doors leading to bedrooms and bathroom.

Tel: 0117 956 1234



### BEDROOM ONE

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

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

### EN-SUITE

Opaque UPVC double glazed window to side, suite comprising: vanity unit with wash hand basin inset and concealed W.C, laminate work top, shower enclosure housing mains controlled shower system with drench head, part tiled walls, LED downlighters, shaver point, chrome heated towel radiator.

### BEDROOM TWO

13'11" x 10'4" (4.24m x 3.15m)

Dual aspect UPVC double glazed windows to front and rear, radiator.

### BEDROOM THREE

10'7" x 8'10" (3.23m x 2.69m)

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

### BEDROOM FOUR

8'10" x 6'8" (2.69m x 2.03m)

UPVC double glazed window to rear, radiator.

### BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: twin gripped panelled bath with mains controlled shower over, pedestal wash hand basin, close coupled W.C, part tiled walls, shaver point.

### OUTSIDE:

#### REAR GARDEN

Indian sandstone garden stretching width of house, well tended lawn, raised plant/shrub borders with wood sleepers, side gated access, enclosed by boundary wall and fence.

#### FRONT GARDEN

Areas laid to stone chippings, pathway to entrance, 2 outside lights, enclosed by boundary railings.

#### DRIVEWAYS

Brick paved driveway to side and tarmac driveway to rear providing off street parking spaces.

#### GARAGE

Single garage with electric roller shutter door, power and light.

#### SOLAR PANELS

The property benefits from having a 12 panel 4KW system which is owned.



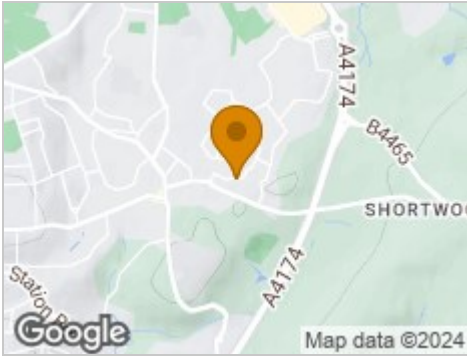
Road Map



Hybrid Map



Terrain Map



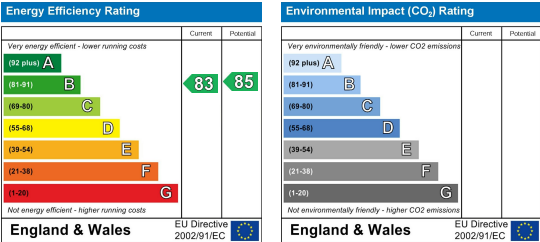
Floor Plan



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.