

HUNTERS®

HERE TO GET *you* THERE



Adderly Gate

Emersons Green, Bristol, BS16 7EA

£525,000



Council Tax: E



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this well presented Flower & Hayes built detached home, offering an enviable position within a secluded quiet cul-de-sac in the sought after Adderly Gate on the Emersons Green development. The property is conveniently located only a short walk to all amenities which include: schools, park, village hall, doctors, coffee shops, as well as the local retail park with its variety of shopping options.

The accommodation comprises in brief to the ground floor: entrance porch, hallway, lounge, dining room, conservatory, fitted kitchen, utility and cloakroom. To the first floor can be found four bedrooms, master ensuite and a family bathroom.

The property further benefits from: double glazing, gas central heating, good sized well tended lawn rear garden, integral garage with electric door and driveway providing ample off street parking. The property also owns a section of land adjacent to the property.

ENTRANCE PORCH

Opaque UPVC double glazed door with matching side windows, radiator, alarm control panel, wood effect laminate floor, hardwood glazed door with matching side window panels leading to hallway.

HALLWAY

Coved ceiling, under stair storage cupboard, stairs rising to first floor, doors leading through to: cloakroom, lounge and kitchen.

CLOAKROOM

Close coupled W.C, vanity unit with wash hand basin inset, tiled splash backs, radiator, extractor fan.

LOUNGE

16'8" (into bay) x 11'10" (5.08m (into bay) x 3.61m) UPVC double glazed bay window to front, coved

ceiling, TV point, marble effect feature fireplace with wood mantel surround and electric fire inset, sliding doors leading through to dining room.

DINING ROOM

12'0" x 9'9" (3.66m x 2.97m)

Coved ceiling, double radiator, double glazed patio doors leading through to conservatory.

CONSERVATORY

14'3" x 11'6" (4.34m x 3.51m)

UPVC double glazed windows to rear and both sides, double polycarbonate roof, wood effect laminate floor, UPVC double glazed French doors to side leading out to rear garden.

KITCHEN

11'3" x 9'8" (3.43m x 2.95m)

UPVC double glazed window to rear, range of white wall and base units, laminate work tops with matching upstands and breakfast bar, 1 1/2 composite sink bowl unit, tiled splash backs, built in stainless steel Bosch electric double oven and Hotpoint induction hob, Bosch extractor fan hood, glass cooker splash back, integrated dishwasher, space for under unit fridge, LED downlighters, under unit lighting, wood effect floor, door to utility.

UTILITY

15'1" x 5'1" (4.60m x 1.55m)

UPVC double glazed window to rear, LED downlighters, white wall and base units, laminate work top with matching upstands, tiled splash backs, space and plumbing for washing machine, radiator, wood effect laminate floor, wall mounted Worcester boiler, courtesy door to garage, Opaque UPVC double glazed door to side leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch with pull down ladder (loft boarded with light), built in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

BEDROOM ONE

12'3" x 11'4" (3.73m x 3.45m)

Two UPVC double glazed windows to front, range of fitted bedroom furniture to include wardrobes, over head cupboards and matching drawer and dressing table, additional built in double wardrobe, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to front, close coupled W.C, wash hand basin, shower enclosure with glass door, housing Mira controlled shower system, heated towel rail, part tiled walls, extractor fan.

BEDROOM TWO

11'1" x 8'10" (3.38m x 2.69m)

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

BEDROOM THREE

9'0" x 7'6" (2.74m x 2.29m)

UPVC double glazed window to rear, built in double wardrobe, radiator.

BEDROOM FOUR

7'5" x 6'11" (2.26m x 2.11m)

UPVC double glazed window to rear, radiator, built in double wardrobe.

OUTSIDE:

REAR GARDEN

Patio leading to a well tended lawn, plant and shrub borders, water tap, security light, lean-to timber framed shed to side of property, side gated access, enclosed by boundary wall and fence.

FRONT GARDEN

Paved pathway to entrance, adjacent area to front of property owned by the property which is laid to stone chippings.

DRIVEWAY

Laid to tarmac and providing off street parking for up to 4 cars.

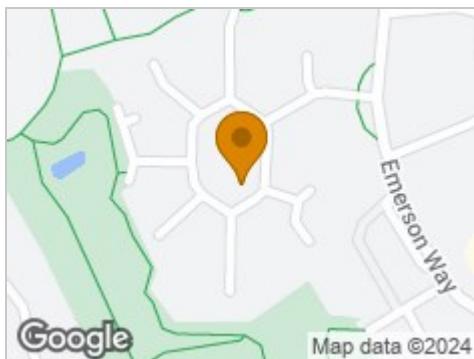
GARAGE

17'10" x 8'4" (5.44m x 2.54m)

Integral garage with up and over electric door access, power and light.



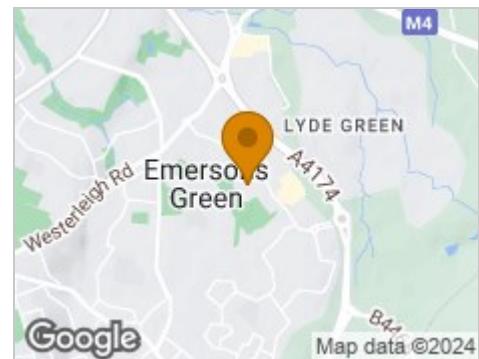
Road Map



Hybrid Map



Terrain Map



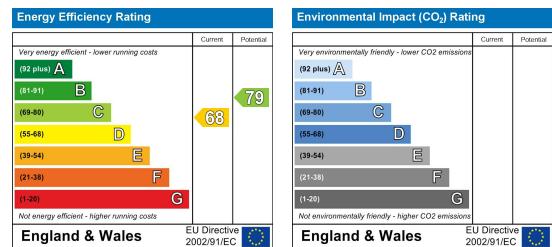
Floor Plan



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.