

HUNTERS[®]

HERE TO GET *you* THERE



Elizabeth Way

Mangotsfield, Bristol, BS16 9LN

£335,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this very well presented modern built semi-detached home offering a quiet cul-de-sac position within this small development in Mangotsfield. The area offers excellent transport links being within close proximity of The Ring Road, Cycle Pathway and motorway networks, Whilst being in easy reach of Emersons Green and all it's amenities. The accommodation comprises, to the ground floor: hallway, cloakroom, lounge/diner with patio door leading out to garden and a modern fitted kitchen with built in oven & hob. To the first floor can be found 3 generous sized bedroom and a family bathroom with over bath shower. Externally the property benefits from having a landscaped garden laid to lawn and patio, driveway and single attached garage.

ENTRANCE HALLWAY

Access via an opaque UPVC double glazed door, coved ceiling, solid oak flooring, stairs rising to first floor, doors leading to cloakroom, lounge/diner and kitchen.

CLOAKROOM

UPVC opaque double glazed window to front, close coupled W.C, vanity unit with wash hand basin inset, tiled splash backs, solid oak flooring.

LOUNGE/DINER

15'3" (max) x 14'6" (4.65m (max) x 4.42m)
UPVC double glazed window to rear, coved ceiling, 2 radiators, LED downlighters, solid oak flooring to dining area, built in under stair cupboard, UP VC double glazed patio door leading out to rear garden.

KITCHEN

9'11" x 8'6" (3.02m x 2.59m)

UPVC double glazed window to front, range of fitted white high gloss wall and base units, laminate oak effect work tops, tiled splash backs, built in electric oven and induction hob, stainless steel extractor fan hood, radiator, space and plumbing for washing machine, integrated dishwasher, 1 1/2 stainless steel sink bowl unit with mixer tap incorporating hot tap function, under unit lighting, radiator, wall mounted Vaillant combination boiler.

FIRST FLOOR LANDING

Spindled balustrade, loft hatch, built in storage cupboard, doors leading to bedrooms and bathroom.

BEDROOM ONE

11'1" (excluding wardrobes) x 8'5" (3.38m (excluding wardrobes) x 2.57m)

UPVC double glazed window to rear, radiator, fitted mirror fronted wardrobes.

BEDROOM TWO

11'6" x 8'5" (3.51m x 2.57m)

UPVC double glazed window to front, coved ceiling, built in cupboard with hanging rail.

BEDROOM THREE

8'1" x 6'6" (2.46m x 1.98m)

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

BATHROOM

Opaque UPVC double glazed window to front, modern suite comprising: Jacuzzi bath with sliding glass shower screen, mains controlled shower system over with drench head, vanity unit with wash

hand basin inset, concealed W.C, tiled walls, tiled effect flooring, extractor fan, LED downlighters.

OUTSIDE:

REAR GARDEN

Landscaped garden laid mainly to lawn, seating areas to back of garden to patio and decking, plant/shrub border, courtesy door to garage, enclosed by boundary fencing.

GARAGE

Attached single garage to side of property, up and over door, power and light.

PARKING

Driveway to front of garage providing off street parking space.



