

# HUNTERS<sup>®</sup>

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## Wadham Grove

Emersons Green, Bristol, BS16 7DX

£575,000



Council Tax: F



# 11 Wadham Grove

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer to the market with NO ONWARD CHAIN this outstanding 4 bedroom detached property located within a secluded cul-de-sac on the sought after Emersons Green/Mangotsfield borders. Built by Bryant homes to their 'Arran' design and offers very well presented accommodation which is ideal for a family.

Upon entry you will find an entrance hallway with turning staircase rising to the first floor, good size lounge with feature fireplace, conservatory, open plan kitchen/diner with modern fitted kitchen and built in oven & hob, utility room and cloakroom.

To the first floor can be found 4 bedrooms, (master en-suite) and a family bathroom. The property benefits from having: UPVC double glazing, gas central heating and owned solar panels.

Externally the property offers a superb corner plot rear garden which benefits from a good size lawn with array of mature shrubs, plants and trees and 2 patio area providing ample outdoor seating space. To the front is a driveway for 2 vehicles leading to the double garage with 2 up and over doors.

This property is within a short walk of the highly regarded Mangotsfield Primary School and all Emerson Green and Mangotsfield amenities are within easy reach to include: shops, cafes, restaurants, Village Hall, Library and doctors. There are excellent transport links onto The Avon Ring Road and Bristol Cycle Path.

## ENTRANCE HALLWAY

Opaque double glazed composite front door, coved ceiling, oak effect flooring, double radiator, under stair storage cupboard, stairs rising to first floor, doors to cloakroom and lounge, 2 black sliding glazed doors leading through to kitchen/diner.

## CLOAKROOM

Opaque UPVC double glazed window to front, Two drawer vanity unit with wash hand basin inset, close coupled W.C, radiator, oak effect flooring.

## LOUNGE

16'6" (into bay) x 11'5" (5.03m (into bay) x 3.48m)

UPVC double glazed bay window to front, UPVC double glazed window to side, coved ceiling, period style feature fireplace with gas flame effect fire isnet, 2 double radiators, 3 wall lights, TV point.

## KITCHEN/DINER

19'7" x 9'6" (5.97m x 2.90m)

Open plan area, UPVC double glazed window to rear, coved ceiling, shaker style kitchen with range of white wall and base units with stylish black handles, Quartz work tops incorporating breakfast room, composite sink unit with instant boiling and filtered water with a fitted Quooker tap, tiled splash backs, oak effect flooring, built in electric double oven and induction hob, space and plumbing for dishwasher, integrated fridge freezer built in wine chiller, LED downlighters, vertical radiator, archway leading through to utility room, UPVC double glazed French doors with matching side window panels leading through to conservatory.

## CONSERVATORY

11'0" x 9'8" (3.35m x 2.95m)

Brick dwarf wall with UPVC double glazed windows to rear and both sides, UPVC French doors leading out to rear garden, double polycarbonate roof, double radiator, oak effect flooring, ceiling fan.

## UTILITY

8'1" x 4'5" (2.46m x 1.35m)

Base unit, Quartz work top, stainless steel sink bowl unit with mixer tap, tiled splash backs, space and plumbing for washing machine, extractor fan, oak effect flooring, LED downlighter, wall mounted Worcester boiler, composite door leading out to garden

## FIRST FLOOR ACCOMMODATION:

## LANDING

UPVC double glazed feature window to side, loft hatch (loft partly boarded for storage), spindled balustrade, built in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.



### BEDROOM ONE

14'6" x 11'5" (4.42m x 3.48m)

Two UPVC double glazed windows to front, 3 double fitted wardrobes, radiator, TV point, door to en-suite.

### EN-SUITE

Opaque UPVC double glazed window to front, vanity unit with wash hand basin inset, concealed W.C, tiled shower enclosure with glass folding doors and housing a mains controlled shower system, LED downlighter, extractor fan, part tiled walls, radiator, shaver point, oak effect flooring.

### BEDROOM TWO

10'11" (max) x 9'9" (3.33m (max) x 2.97m)

UPVC double glazed window to rear, fitted double wardrobe.

### BEDROOM THREE

9'1" (max) x 8'9" (2.77m (max) x 2.67m)

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

### BEDROOM FOUR

10'11" (max) x 7'6" (3.33m (max) x 2.29m)

UPVC double glazed window to front, radiator.

### BATHROOM

7'8" x 6'7" (2.34m x 2.01m)

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with mains controlled shower system, glass shower screen, wall hung 2 drawer vanity unit with wash hand basin inset, close coupled W.C, oak effect flooring, part tiled walls, extractor fan, shaver point, heated towel radiator, LED mirror.

### OUTSIDE:

#### REAR GARDEN

Mature rear garden laid mainly to lawn with stone patio with pergola over, stone paved pathway, area to back of garden, side gated access, outside light, water tap, well stocked plant/shrub borders, boundary fencing.

#### FRONT GARDEN

Laid to lawn with hedgerow borders, pathway to storm porch entrance.

#### DRIVEWAY

Laid to tarmac and providing off street parking for 2 cars.

#### GARAGE

16'6" x 8'0" (5.03m x 2.44m)

Double garage, 2 up and over doors, power and light, LED smart lighting, boarded loft storage. door access to garden.



Road Map



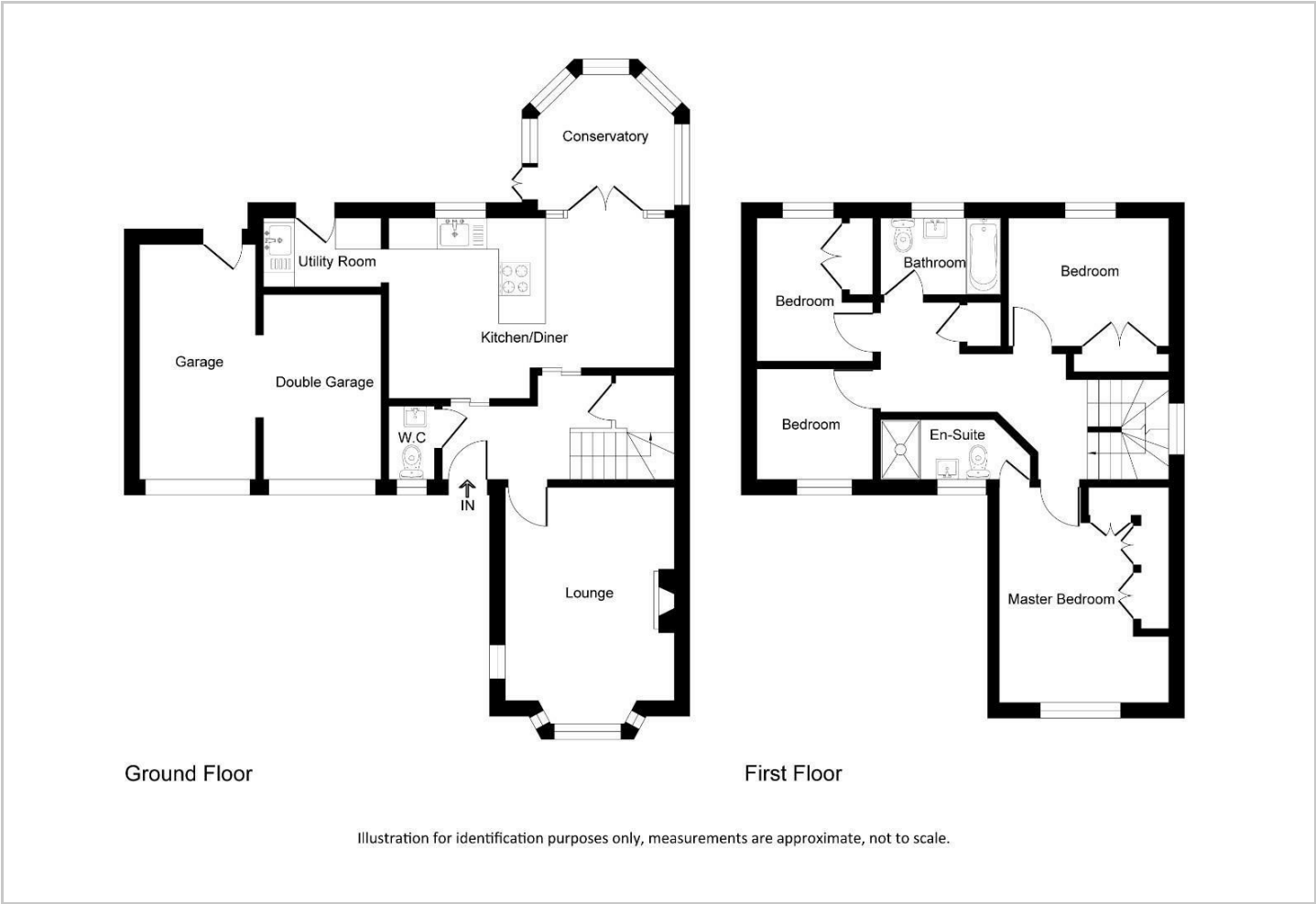
Hybrid Map



Terrain Map



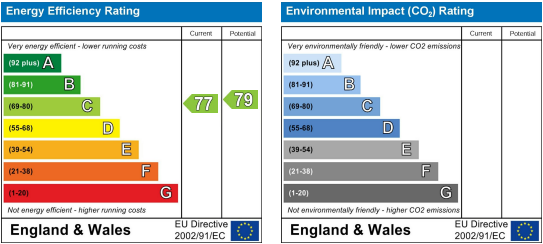
Floor Plan



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.