



HUNTERS[®]
HERE TO GET *you* THERE

Rogers Walk, Bridgegate

Rogers Walk, Bridgeyate

Asking Price: £600,000

Located within the desirable area of Bridgeyate, this four double bedroom home has plenty of space for any growing family. Offering easy access to Siston Common, perfect for those family strolls or taking the dog out for a walk, the property still resides within easy reach of the A4174 bypass with access to local shops, retail parks, schools and an array of local pubs nearby. Transport routes means commuters can travel into Bristol as well as Keynsham, Bath or Chippenham as well as links to the motorway network.

Upon arrival into the cul-de-sac you will find the house instantly offers kerb appeal. Once inside you will be greeted by an inviting entrance hall that offers access to a handy cloakroom. There is a dual aspect living room boasting French doors onto the rear garden and bay window to the front. To the rear is a great size kitchen with door way leading through to a formal dining room and another door to a practical utility room. Finally on the ground floor is a home office which is perfect for modern day living and needs or if preferred could be very useful as a playroom or teenage TV room. On the upper floor you will find four double bedrooms with the main bedroom boasting an ensuite shower room. There is also a family bathroom. The rear garden is delightful and offers a superb size lawn area and secluded decking area ideal for privacy or maybe a perfect location for a hot tub. As needed with any large family home is driveway parking and this house has plenty. There is also a double garage providing even more parking.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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GROUND FLOOR

ENTRANCE HALL

Double glazed door and window to front elevation, stairs rising to upper floor with storage under, ceiling light and radiator.

CLOAKROOM

White suite comprising low level W.C and wash hand basin with vanity under, tiled splashbacks, opaque double glazed window, ceiling light and radiator.

HOME OFFICE / PLAYROOM

Double glazed window to front elevation, carpeted flooring, ceiling light and radiator.

LIVING ROOM

Dual aspect room with double glazed bay window to front elevation and double glazed French doors and Windows allowing access to the rear garden. Other room features including fire with surround, carpeted flooring, ceiling and wall lights and radiators.

DINING ROOM

Double glazed bay window overlooking the rear garden, carpeted flooring, ceiling light and radiator.

KITCHEN

Wall and base units with work surfaces incorporating a one and a half stainless steel sink and drainer with mixer tap, tiled splashbacks, breakfast bar, integrated dishwasher, space for fridge freezer, built-in double oven and gas hob with cooker hood. Other room features include double glazed window overlooking the rear garden, tiled flooring and ceiling light.

UTILITY ROOM

Wall and base units with work surfaces incorporating a stainless steel sink and drainer with mixer tap, space for washing machine, space for tumble dryer, tiled splashbacks, ceiling light, radiator and double glazed door leading to side access.

FIRST FLOOR

LANDING

Double glazed window to front elevation, carpeted flooring, loft access, airing cupboard and ceiling light.

BEDROOM ONE

Double bedroom with double glazed window overlooking the rear garden, built-in double wardrobe, carpeted flooring, ceiling light and radiator.

EN-SUITE

White suite comprising low level W.C, wash hand basin and double shower, partially tiled walls, opaque double glazed window to rear elevation, extractor, shaving point, ceiling light and radiator.

BEDROOM TWO

Double bedroom with double glazed window overlooking the rear garden, built-in double wardrobe, carpeted flooring, ceiling light and radiator.

BEDROOM THREE

Double bedroom with double glazed window to front elevation, built-in double wardrobe, carpeted flooring, ceiling light and radiator.

BEDROOM FOUR

Double bedroom with double glazed window to front elevation, carpeted flooring, ceiling light and radiator.

BATHROOM

White suite comprising low level W.C, wash hand basin and bath, partially tiled walls, opaque double glazed window to side elevation, extractor, shaving point, ceiling light and radiator.

EXTERIOR

REAR GARDEN

Laid to lawn and patio with pathway allowing access to the garage, composite decked area ideal for seating area or hot tub, enclosed by wall borders and gated access to the front and driveway.

DOUBLE GARAGE

Up and over doors to front and driveway, personal door leading to rear garden, lofted ceiling ideal for storage, power points and lights.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 0117 932 5686

OPENING HOURS:

Monday - Friday: 9am - 6pm

Saturday: 9am - 4pm

Sunday: Closed

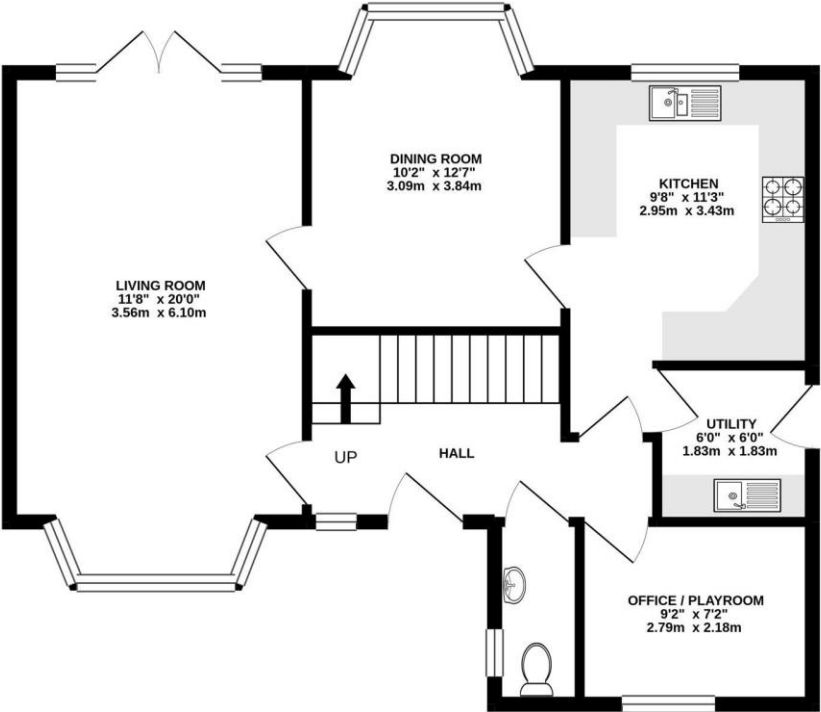
THINKING OF SELLING?

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.

DISCLAIMER

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.

GROUND FLOOR



1ST FLOOR

