

# HUNTERS<sup>®</sup>

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## Westons Hill Drive

Emersons Green, Bristol, BS16 7DN

£530,000



Council Tax:



# 80 Westons Hill Drive

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this extended detached family home which occupies a pleasant secluded location with views across a local green, in the popular area of Emersons Green. This property is situated only a short walk away from Blackhorse School and is ideally situated for the amenities of Emersons Green and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The amenities of Emersons Green include a wide variety of independent shops and supermarkets, coffee shops, restaurants, doctors surgery and dental practice.

The well presented and spacious accommodation with a total floor area of 139 square meters comprises to the ground floor; a large open plan living area with a conservatory to the rear overlooking the garden. The living area flows into a well appointed kitchen/diner which is fitted with an extensive range of modern wall and base units which is complimented by a black granite worksurface and breakfast bar and has French doors to the rear. The kitchen has many integral appliances which include a double electric oven & hob, fridge freezer, washing machine and dishwasher. This area creates an excellent social area in the very heart of the property for the family to enjoy. The ground floor accommodation also has the benefit of a cloakroom and lobby area leading into the rear garden.

To the first floor there is a large family bathroom with a separate shower cubicle and four generous sized bedrooms. The second bedroom has the benefit of an en suite.

Externally to the rear and side there is a well maintained garden which measures approximately 122 square meters and is mainly laid to lawn and paved patio and multiple off street parking spaces to the front.

Additional benefits include; gas central heating which is supplied by a Vaillant boiler and uPVC double glazed windows.

The seller has advised that the property has also received updating to the plumbing and has be re-wired in recent times. An internal viewing appointment is highly recommended to fully appreciate what this super property has to offer.

## ENTRANCE

Via an opaque glazed panelled uPVC door leading into an entrance hall.

## ENTRANCE HALL

Radiator, Karndean flooring, opaque glazed panelled door leading into an open plan living area.

## OPEN PLAN LIVING AREA

15'4" x 17'4" narrowing to 9'0" (4.67m x 5.28m narrowing to 2.74m)

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, coved ceiling, two radiators, solid oak floor, uPVC double glazed French doors leading into conservatory, spindled staircase leading to first floor accommodation and doors leading into outer lobby and dining area.

## CONSERVATORY

9'4" x 8'8" (2.84m x 2.64m)

uPVC double glazed and dwarf wall construction with a polycarbonate roof, tiled floor, uPVC double glazed French doors leading into rear garden.

## DINING AREA

16'4" x 8'2" (4.98m x 2.49m)

uPVC double glazed window to front, ceiling with recessed LED spot lights, coved ceiling, radiator, LVT flooring.

## KITCHEN

17'8" x 9'6" (5.38m x 2.90m)

Ceiling with recessed LED spotlights, coved ceiling, black granite worksurface and breakfast bar with a stainless steel sink inset with chrome mixer tap, extensive range of black high gloss wall and base units with under pelmet lighting and soft close doors and drawers incorporating an integral stainless steel electric double oven with warming drawer, microwave, four ring energy efficient induction hob, dishwasher, washing machine and fridge freezer, uPVC double glazed French doors leading into rear garden.

## OUTER LOBBY

Vaillant boiler supplying gas central heating and domestic hot water, half double glazed door leading into rear garden and door leading into cloakroom.

Tel: 0117 956 1234

## CLOAKROOM

White suite comprising; W.C. and wash hand basin inset into a granite vanity unit with double fronted cupboard below, radiator, Karndean flooring.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access, coved ceiling, solid oak floor, doors leading into all bedrooms and bathroom.

### BEDROOM ONE

13'4" x 10'2" (4.06m x 3.10m)

uPVC double glazed window to front, coved ceiling, radiator, solid oak floor, door leading into en suite.

### EN SUITE

Opaque uPVC double glazed window to front, ceiling with recessed spot lights, white suite comprising: W.C. wash hand basin with chrome mixer tap and double fronted cupboard below, shower cubicle with a chrome shower system, shaver point, tiled splash backs, radiator. LVT flooring

### BEDROOM TWO

17'6" x 9'7" (5.33m x 2.92m)

Dual aspect uPVC double glazed windows, coved ceiling, two radiators, solid oak floor.

### BEDROOM THREE

11'8" x 8'7" (3.56m x 2.62m)

uPVC double glazed window to front, coved ceiling, built in wardrobes with shelving and hanging rails, radiator, solid oak floor.

## BEDROOM FOUR

9'3" x 7'1" (2.82m x 2.16m)

uPVC double glazed window to rear, coved ceiling, solid oak floor.

## BATHROOM

15'5" x 5'0" (4.70m x 1.52m)

Two opaque uPVC double glazed windows to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. with concealed cistern, double sinks inset into a marble vanity unit with cupboards below, bath with centrally positioned chrome mixer tap, large walk-in shower cubicle with a chrome shower system, shaver point, tiled walls, LVT flooring.

## OUTSIDE

### FRONT

Area laid to block paving and Tarmacadam providing several off street parking spaces.

### REAR GARDEN

Area's laid to wooden decking, paved patio and lawn, feature pond with wooden bridge leading to a patio with pergola, timber framed garden shed, water tap, outside lighting, 2 x double electric sockets, wooden gate providing pedestrian access, garden surrounded by a wooden fence and boundary wall.



## Road Map



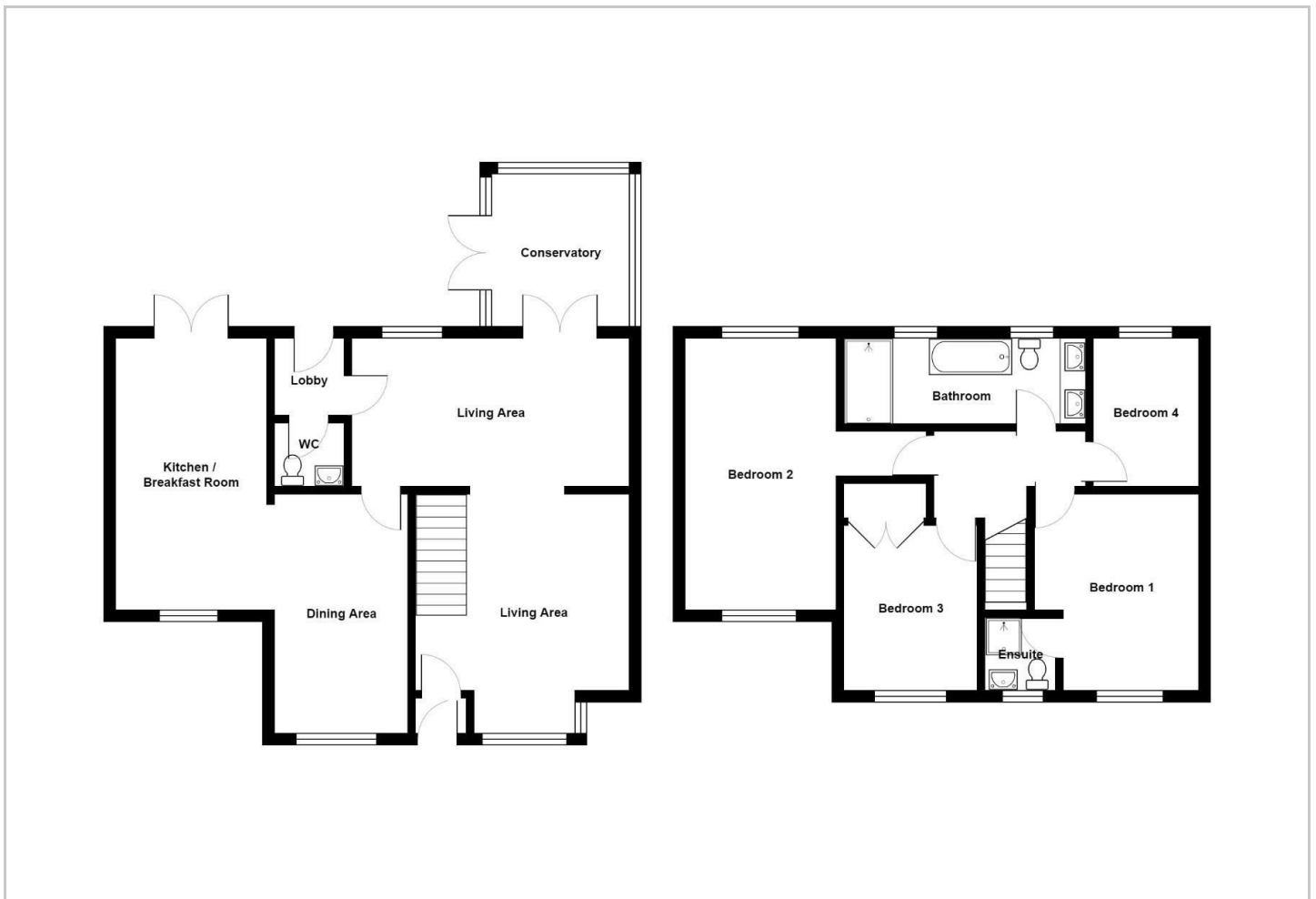
## Hybrid Map



## Terrain Map



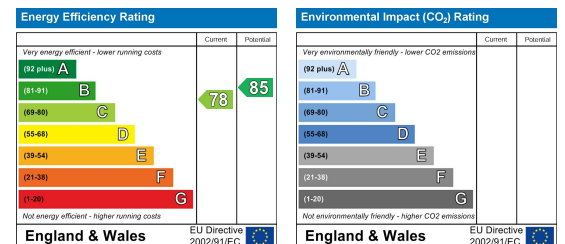
## Floor Plan



## 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.