

HUNTERS[®]

HERE TO GET *you* THERE



Church Farm Road

Emersons Green, Bristol, BS16 7BF

£650,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this detached family home which occupies a convenient position for access onto the Avon ring road, for major commuting routes and for the Bristol & Bath cycle path.

The amenities of Emersons Green and many popular schools are situated within easy walking distance of the property. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries, library and dental practices.

In our opinion this property would ideally suit a growing family due to the spacious and versatile accommodation on offer.

The accommodation comprises to the ground floor; entrance hall, cloakroom, lounge, dining room, conservatory, a large kitchen/diner, utility room and a converted garage which provides a third reception. This room could be used as a second lounge, child's playroom or a home work space.

To the first floor there is a modern shower room, four double bedrooms and one single bedroom. The master bedroom has a range of fitted bedroom furniture and an en suite.

Externally to the rear of the property there is a low maintenance garden which is mainly laid to paved patio and an area to the side of the property that could provide space for an extension (subject to the relevant planning consents), or for the green fingered, a large vegetable plot.

The front of the property is laid to loose chippings and Tarmacadam and provides off street parking spaces.

Additional benefits include a single sized garage with electric door and power and light, a Vaillant boiler supplying gas central heating and uPVC double glazed windows.

We would wholeheartedly recommend an early viewing appointment to fully appreciate what this large property has to offer.

ENTRANCE

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

ENTRANCE HALL

Coved ceiling, under stairs storage cupboard, radiator, Karndean flooring, spindled staircase leading to first floor accommodation and doors leading into cloakroom, lounge, dining room, kitchen/diner and reception three.

CLOAKROOM

Opaque uPVC double glazed window to rear, white suite comprising; W.C. and wash hand basin with tiled splash backs, radiator.

LOUNGE

16'0" x 11'0" (4.88m x 3.35m)

uPVC double glazed window to front, coved ceiling, feature fireplace housing a gas coal and flame effect fire, TV aerial point, Virgin internet point, telephone point, two radiators, laminate floor, glazed panelled double doors leading into dining room.

DINING ROOM

10'1" x 9'8" (3.07m x 2.95m)

Coved ceiling, radiator, laminate floor, double glazed sliding patio doors leading into a conservatory.

CONSERVATORY

14'0" x 10'0" (4.27m x 3.05m)

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

KITCHEN/DINER

16'3" x 11'7" (widest point) (4.95m x 3.53m (widest point))

uPVC double glazed window to rear and uPVC box bay window to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of white fitted wall and base units incorporating an integral stainless steel electric double oven, four ring gas hob with extractor fan over, and dishwasher, space for an American style fridge freezer, roll edged work surface and breakfast bar, radiator, door leading into utility room.

UTILITY ROOM

10'8" x 4'7" (3.25m x 1.40m)

Stainless steel single drainer sink unit, white wall and base units, roll edged work surface, plumbing for washing machine, space for a tumble drier, Vaillant boiler supplying gas central heating, door leading into garage and door leading into rear garden.

RECEPTION THREE

16'4" x 8'4" (4.98m x 2.54m)

uPVC double glazed window to front, ceiling with recessed LED spot lights, TV aerial point, radiator, laminate floor.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, airing cupboard, doors leading into all bedrooms and shower room.

BEDROOM ONE

15'3" x 10'9" (4.65m x 3.28m)

uPVC double glazed window to front, range of fitted bedroom furniture to include; wardrobes, drawer units, bedside cabinets, display shelving, and over head storage cupboards, telephone point, radiator, door leading into en suite.

EN SUITE

Circular opaque uPVC double glazed window to front, white suite comprising; W.C with concealed cistern, wash hand basin with cupboard units below and light with shaver point over, and a shower cubicle with a chrome shower system, tiled splash backs, extractor fan, radiator.

BEDROOM TWO

21'5" x 8'1" (6.53m x 2.46m)

Dual aspect uPVC double glazed windows, loft access, two radiators.

BEDROOM THREE

10'1" x 8'8" (3.07m x 2.64m)

Two uPVC double glazed windows to front, built in double fronted over stairs wardrobe, radiator.

BEDROOM FOUR

11'1" x 9'3" (3.38m x 2.82m)

uPVC double glazed window to rear, built in double fronted wardrobe, radiator.

BEDROOM FIVE

8'3" x 8'1" (2.51m x 2.46m)

uPVC double glazed window to rear, radiator.

SHOWER ROOM

Opaque uPVC double glazed window to rear, ceiling with recessed

LED spot lights, modern white suite comprising; W.C with concealed cistern, wash hand basin with grey high gloss cupboard units below and chrome mixer tap, shower cubicle with a chrome shower system with monsoon shower head and hand held attachment, splash backs, shaver point, chrome heated towel rail, extractor fan.

GARAGE

16'9" x 8'4" (5.11m x 2.54m)

Electric roller shutter door, power and light.

OUTSIDE

FRONT

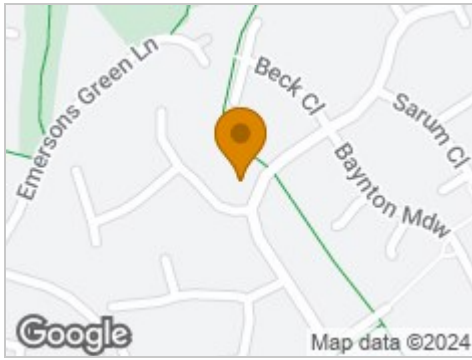
Mainly laid to loose chippings and Tarmacadam providing off street parking spaces, boundary hedge and herbaceous borders, outside lighting.

REAR GARDEN

Mainly laid to paving with raised herbaceous borders displaying small established shrubs, Barbeque area covered by a pergola with established Wysteria, unestablished area to the side of the property ideal for a vegetable plot or side extension (subject to the relevant planning consents), water tap, wooden gate providing side pedestrian access, garden surrounded by wooden fencing.



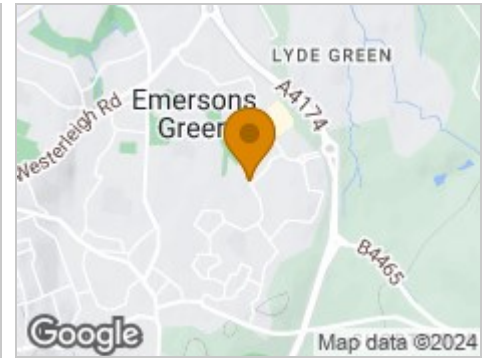
Road Map



Hybrid Map



Terrain Map



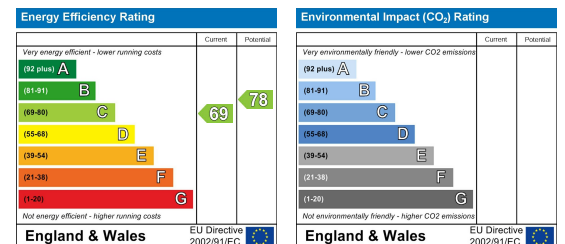
Floor Plan



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.