

HUNTERS[®]

HERE TO GET *you* THERE



Emet Lane

Emersons Green, Bristol, BS16 7BX

£650,000



Council Tax: F



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this superb detached family home offering an enviable position on the Emersons Green development which is conveniently located within easy reach of the retail park with its array of shopping facilities and village centre with its village hall, doctors, library and cafe, whilst being in close proximity of the highly regarded Mangotsfield primary school.

The attractive property was built by Redrow Homes and has been much improved over recent years having had a loft conversion and garage conversion.

The spacious living accommodation is displayed over 3 floors which comprises to the ground floor: entrance hall, cloakroom, 17ft lounge, 25ft kitchen/diner with stylish units and matching island unit and a utility. To the first floor can be found 4 good size bedrooms, en-suite to bedroom 2 and a family bathroom. A turning staircase rises to the second floor (loft conversion) which is made up of the master bedroom with an en-suite wet room.

Externally there is a well kept lawn front garden and a superb landscaped lawn rear garden with patio and decking seating areas, a large driveway providing ample off street parking and a fantastic converted double garage which has been split into 3 rooms and is currently used as a therapy studio but offers multiple options for usage.

An internal viewing comes highly recommended to fully appreciate all this wonderful home has to offer.

ENTRANCE HALLWAY

Via double glazed stained glass door with side window panels, coved ceiling, radiator, wood effect vinyl floor, alarm control panel, built in coats cupboard stairs rising to first floor, oak veneer doors leading to: lounge, kitchen/diner and cloakroom.

CLOAKROOM

Port hole opaque glazed window to front, close coupled W.C, vanity unit with wash hand basin inset, chrome heated towel rail, tiled floor, extractor fan, tiled splash backs.

LOUNGE

17'3" x 11'10" (5.26m x 3.61m)

UPVC double glazed window to front, LED downlighters, telephone point, opening leading to:

KITCHEN/DINER

25'0" 13'3" (7.62m 4.04m)

Two UPVC double glazed windows to rear, range of 2 tone (white and grey) high gloss wall and base unit with matching island incorporating a breakfast bar and base units and drawers, 1 1/2 composite sink bowl unit with mixer spray tap, built in Neff electric oven and ceramic hob, stainless steel extractor fan hood, integral tall fridge and freezer, integral dishwasher, LED downlighters, tiled floor, double tubed vertical radiator, large built in under stair storage cupboard, UPVC double glazed patio door leading out to rear garden, door leading to:

UTILITY ROOM

Grey and white high gloss units, partly housing a Worcester boiler, space and plumbing for washing machine, space for tumble dryer, laminate work top incorporating a composite single sink bowl unit with mixer spray tap, door leading out to side of property.

FIRST FLOOR LANDING

Under stair storage cupboard, turning staircase rising to second floor accommodation, doors leading to:

BEDROOM ONE

14'0" x 11'10" (4.27m x 3.61m)

UPVC double glazed window to front with stained glass transoms, radiator, fitted wardrobe, door to en-suite.

EN-SUITE SHOWER ROOM

Opaque UPVC double glazed window to side, white suite comprising: close coupled W.C, wall hung wash hand basin, shower cubicle housing an electric shower system, part tiled walls, radiator, tiled floor, LED downlighters, extractor fan.

BEDROOM TWO

12'5" x 9'10" (3.78m x 3.00m)

UPVC double glazed window to front, radiator, TV point for wall mounted TV.

BEDROOM THREE

11'3" x 9'6" (3.43m x 2.90m)

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

BEDROOM FOUR

8'9" x 7'11" (2.67m x 2.41m)

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with over bath mixer shower, glass shower screen, wall hung wash hand basin, close coupled W.C, part tiled walls, radiator.

SECOND FLOOR LANDING

Dual aspect Velux windows front and rear, doors to eave storage, TV point, radiator, door to:

BEDROOM FIVE

19'3" (furthest point) x 12'0" (widest point) (5.87m (furthest point) x 3.66m (widest point))

Dual aspect Velux windows front and rear, doors to eave storage, TV point, radiator, door to en-suite.

EN-SUITE WET ROOM

Dual aspect Velux windows to front and rear, walk in shower with glass screen, mains controlled shower system, wall hung wash hand basin, close coupled W.C, chrome heated towel rail, par tiled walls, tiled floor.

OUTSIDE:

REAR GARDEN

Landscaped rear garden laid mainly to lawn with patio and decking area providing ample seating space, area to side of property providing under cover storage space, paved pathway,

4 outside lights to back of house, sunken trampoline to lawn, plant/shrub borders, side gated access, door access to garage conversion, enclosed by boundary fencing.

FRONT GARDEN

Good size well tended lawn, paved pathway to entrance.

DRIVEWAY

Laid to tarmac and proving off street parking for several vehicles.

GARAGE CONVERSION

Double garage which has been converted to create 3 divided rooms which is currently used as therapy studio.

ROOM ONE

6'6" x 5'8" (1.98m x 1.73m)

UPVC double glazed door to side, currently used as a entrance reception, electric radiator, door leading to:

ROOM TWO

9'6" x 5'9" (2.90m x 1.75m)

Currently used as a therapy treatment room, electric radiator, LED downlighters.

ROOM THREE/MAIN STUDIO

17'0" x 9'9" (5.18m x 2.97m)

Currently used as a therapy/treatment room, air conditioning unit with heat pump system, UPVC double glazed French doors with side window panels leading out to rear garden.



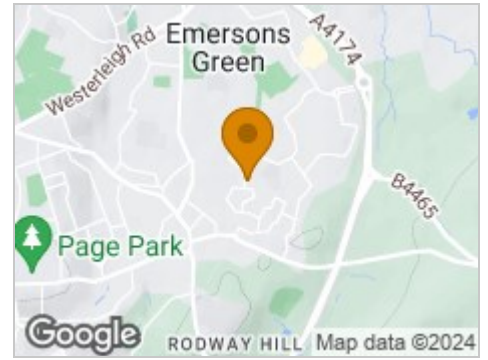
Road Map



Hybrid Map



Terrain Map



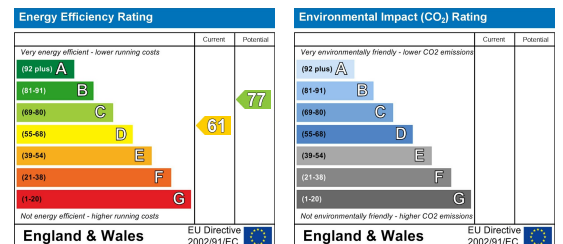
Floor Plan



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.