

HUNTERS[®]

HERE TO GET *you* THERE



Rushy Way

Emersons Green, Bristol, BS16 7ER

£375,000



Council Tax: D



59 Rushy Way

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DESCRIPTION

Located in the highly desirable development of Badminton Park and nestled at the end of a cul-de-sac is this well presented three bedroom semi detached family home. The property is well placed for all local amenities of both Downend and Emersons Green to include shops, supermarkets, restaurants and great access to the A4174 Ring Road; providing excellent transport links to the city centre and M4/M5 & M32 motorway networks. The well presented accommodation comprises entrance hall, downstairs cloakroom, lounge, kitchen/diner and a conservatory to the ground floor. The first floor consists of the family bathroom, master bedroom with en-suite and walk in wardrobe and with two further bedrooms to complete. Externally the property benefits from both front and rear gardens, single garage and driveway providing an off street parking space.

ENTRANCE HALLWAY

Entrance via a stained glass composite door, radiator, stairs rising to first floor, doors leading through to cloakroom and lounge.

CLOAKROOM

UPVC opaque double glazed window to front, close coupled W.C, wash hand basin, radiator, coved ceiling, oak effect floor.

LOUNGE

15'0" x 11'10" (4.57m x 3.61m)
UPVC double glazed window to front, coved ceiling, TV point, oak effect floor, under stair storage cupboard, double doors leading to kitchen/diner.

KITCHEN/DINER

14'10" x 10'3" (4.52m x 3.12m)
UPVC double glazed to rear, range of cream wall and base units, oak effect laminate work top, ceramic sink bowl unit with mixer tap, stainless steel electric oven, ceramic hob, stainless steel extractor fan hood, glass cooker splash back, integrated dishwasher, space for fridge freezer, radiator, LED downlighters, space and plumbing for washing machine, UPVC double glazed French doors leading through to conservatory.

CONSERVATORY

9'6" x 9'0" (2.90m x 2.74m)
UPVC double glazed windows to rear and side, glass roof, wood effect laminate floor, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, built in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

BEDROOM ONE

10'4" (max) x 9'4" (3.15m (max) x 2.84m)
UPVC double glazed window to front, radiator, walk in wardrobe, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to front, close coupled W,C, vanity unit with wash hand basin inset, glass shower enclosure housing a mains controlled shower system, extractor fan, shaver point, radiator, part tiled walls.

BEDROOM TWO

10'3" (max) x 8'9" (max) (3.12m (max) x 2.67m (max))

UPVC double glazed window to rear, radiator.

BEDROOM THREE

10'3" x 7'11" (3.12m x 2.41m)

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to side, white suite comprising: panelled bath with mixer tap/shower attachment over, glass shower screen, close coupled W.C, vanity unit with wash hand basin inset, part tiled walls, radiator.

OUTSIDE:

REAR GARDEN

Laid to lawn with good size patio, borders laid to stone chippings, water tap, courtesy door to garage, enclosed by boundary fencing.

FRONT GARDEN

Laid to lawn, pathway to entrance.

DRIVEWAY

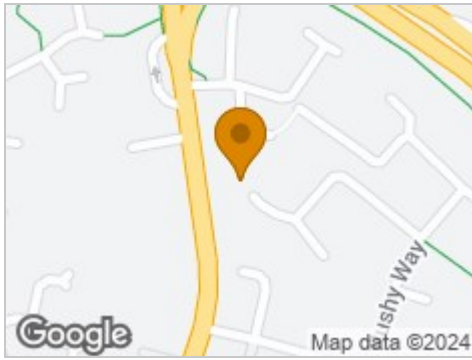
Laid to tarmac and providing off street parking space.

GARAGE

Attached single garage, up and over door, power and light, wall mounted Vaillant boiler.



Road Map



Hybrid Map



Terrain Map



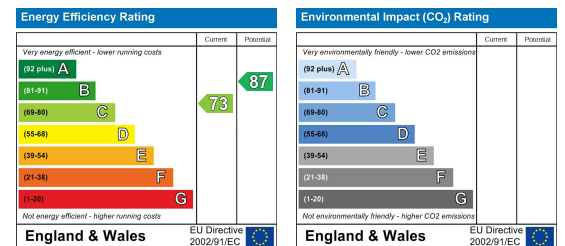
Floor Plan



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.