

HUNTERS[®]

HERE TO GET *you* THERE



Colliers Break

Emersons Green, Bristol, BS16 7EB

£575,000



Council Tax: E



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DESCRIPTION

An attractive double bay fronted Redrow Homes built detached family home located within a quiet cul-de-sac in the popular Emersons Green development. The property offers spacious, well presented living accommodation which comprises: entrance hall, lounge with feature fireplace, dining room, 26ft kitchen/diner with integrated appliances, conservatory, utility & cloakroom. To the first floor can be found four good size bedrooms the master of which has an en-suite shower room and a family bathroom with a Jacuzzi bath and over bath shower system.

The property further benefits from having a single garage, 2 car driveway and a well tended rear garden laid to lawn and patio.

ENTRANCE HALLWAY

Access via a composite stained glass door with matching transom, coved ceiling, tiled floor, double radiator, stairs rising to first floor, doors to lounge, kitchen and cloakroom.

CLOAKROOM

Close coupled W.C, pedestal wash hand basin, tiled splash backs, under stair storage cupboard.

LOUNGE

16'6" (into bay) x 10'11" (5.03m (into bay) x 3.33m)
UPVC double glazed bay window to front with stained glass transom windows, wood effect laminate floor, marble effect feature fireplace with gas coal flame effect fire inset, TV point, double radiator, opening leading through to dining area.

KITCHEN/DINER

26'7" x 9'7" (8.10m x 2.92m)

DINING AREA

Wood effect laminate floor, vertical radiator, opening leading through to conservatory.

KITCHEN

UPVC double glazed window to rear, tiled floor, range of high gloss wall and base units, oak effect laminate work top with matching breakfast bar, single ceramic sink bowl unit with mixer tap, tiled splash backs, integrated fridge freezer and dishwasher, double radiator, door leading to utility.

UTILITY

5'7" x 4'11" (1.70m x 1.50m)

Opaque double glazed door leading out too side of property, tiled floor, oak effect laminate work top, space for washing machine and tumble dryer, tiled splash backs, wall mounted Worcester combination boiler.

CONSERVATORY

11'5" x 11'1" (3.48m x 3.38m)

UPVC double glazed window to rear and both sides, glass roof, wood effect laminate floor, under floor heating, electric heater, UPVC double glazed French doors to side leading out to rear garden.

LANDING

Loft hatch, spindle balustrade, double radiator, built in airing cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

16'8" (into bay) x 10'10" (5.08m (into bay) x 3.30m)

UPVC double glazed bay window to front with stained glass transoms, LED downlighters, oak flooring, door to en-suite.

EN-SUITE

Opaque UPVC double glazed bay window to front with stained glass transom, corner shower enclosure housing a mains controlled shower system, wall mounted wash hand basin, close coupled W.C, chrome heated towel rail, oak floor, tiled walls, LED downlighters, shaver point.

BEDROOM TWO

14'2" (max) x 8'9" (4.32m (max) x 2.67m)
UPVC double glazed window to front, double radiator.

BEDROOM THREE

10'10" x 9'8" (3.30m x 2.95m)
UPVC double glazed window to rear, double radiator.

BEDROOM FOUR

11'5" (max) x 8'7" (3.48m (max) x 2.62m)
UPVC double glazed window to rear, radiator, bespoke fitted desk with oak work top and fitted cupboards and shelving.

BATHROOM

Opaque UPVC double glazed window to rear, Jacuzzi shower bath, glass shower screen, mains

controlled shower over, wall hung wash hand basin, close coupled W.C, tiled walls and floor, LED downlighters, chrome heated towel radiator.

OUTSIDE:

REAR GARDEN

Indian sandstone patio with matching pathway leading to a well tended lawn, side gated access, borders laid to stone and bark chippings, water tap, enclosed by boundary fencing.

FRONT GARDEN

Area laid to stone chippings, paved pathway to entrance.

DRIVEWAY

Laid to tarmac and providing off street parking for 2 cars.

GARAGE

Single with up and over door, power and light.



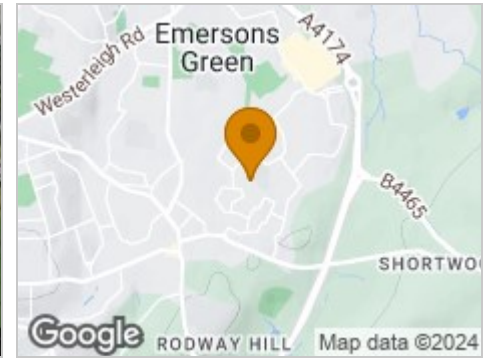
Road Map



Hybrid Map



Terrain Map



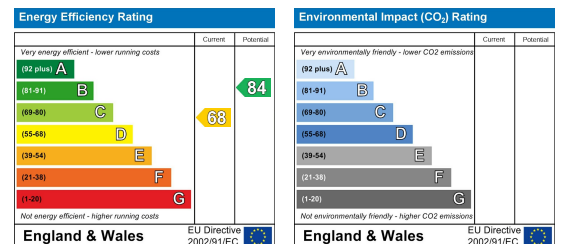
Floor Plan



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.