

# HUNTERS<sup>®</sup>

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## Thomas Avenue

Emersons Green, Bristol, BS16 7TA

£675,000



Council Tax: G



# 26 Thomas Avenue

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this executive 5 bedroom detached property located within a popular quiet cul-de-sac in the sought after Emersons Green development. The property was built by David Wilson Homes and is "Everthorpe" design which offering a fantastic amount of living space with a growing family in mind. The well presented living accommodation comprises to the ground floor: entrance hallway, cloakroom, 17ft lounge with bay window and feature fireplace, dining room, with French doors leading out to garden, family room/study with bay window to rear, kitchen/breakfast room and utility. To the first floor can be found 5 double size bedrooms all of which have fitted wardrobes, family bathroom and en-suite to the master bedroom. Externally the property has well tended front and rear gardens and a 4 car driveway with 2 electric door access to a double integral garage.

The property is conveniently located only a short walk to all amenities which include: schools, park, village hall, doctors, coffee shops, as well as the local retail park with it's variety of shopping options, whilst offering excellent transport links onto The Avon Ring Road and motorway networks.

## ENTRANCE HALLWAY

Access via a composite door, UPVC double glazed window to front, alarm control panel, stairs rising to first floor, doors leading to: lounge, dining room, family room, cloakroom and kitchen, courtesy door to garage.

## LOUNGE

17'3" x 11'11" (5.26m x 3.63m)

UPVC double glazed bay window to front, coved ceiling, 2 double radiators, feature fireplace with granite surround and hearth, wood mantel surround, remote controlled gas fire inset, double doors leading through to dining room.

## DINING ROOM

12'2" x 9'9" (3.71m x 2.97m)

Coved ceiling, radiator, UPVC double glazed French doors leading out to garden.

## FAMILY ROOM/STUDY

8'11" x 7'9" (2.72m x 2.36m)

UPVC double glazed bay window to rear, radiator.

## CLOAKROOM

Vanity unit with wash hand basin inset, concealed W.C, laminate work top, radiator, tiled floor, tiled splash backs.

## KITCHEN/BREAKFAST ROOM

16'7" x 8'11" (5.05m x 2.72m)

UPVC double glazed window to rear, range of white high gloss wall and base units, laminate work top, double stainless steel sink bowl unit with mixer tap, tiled splash backs, tiled floor, radiator, space for range oven, stainless steel extractor fan hood, space for fridge freezer, under unit lighting,, door to utility.

## Utility

7'6" x 5'9" (2.29m x 1.75m)

Range of white high gloss wall and base units, laminate work top, tiled splash backs, single stainless steel sink bowl unit with mixer tap, space for washing machine and tumble dryer, tiled floor, wall mounted Viessman combination boiler, extractor fan, radiator, UPVC opaque double glazed door leading out to side of property.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Loft hatch with pull down ladder (loft partly boarded), spindled balustrade, 2 built in storage cupboards, doors leading to bedrooms and bathroom.

## MASTER BEDROOM

12'7" x 12'3" (3.84m x 3.73m)

UPVC double glazed window to front, radiator, fitted wardrobes, door to en-suite.

## EN-SUITE

8'7" x 5'4" (2.62m x 1.63m)

Opaque UPVC double glazed window to side, vanity unit with wash hand basin inset, close coupled W.C, shower enclosure housing a mains controlled shower system, partly tiled walls, tiled floor, chrome heated towel rail, extractor fan, shaver point.

## BEDROOM TWO

15'5" x 9'4" (4.70m x 2.84m)

UPVC double glazed window to rear, radiator, fitted wardrobe.

## BEDROOM THREE

11'5" x 9'1" (3.48m x 2.77m)

UPVC double glazed window to rear, radiator, fitted wardrobe.

## BEDROOM FOUR

13'5" x 8'3" (4.09m x 2.51m)

UPVC double glazed window to front, radiator, fitted wardrobe.

## BEDROOM FIVE

11'11" x 8'11" (3.63m x 2.72m)

UPVC double glazed window to front, radiator, fitted wardrobe.

## BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with tap/shower mixer attachment, walk in shower enclosure housing a mains controlled shower system, Aqua board splash back, chrome heated towel rail, tiled floor, shaver point, extractor fan.

## OUTSIDE:

### REAR GARDEN

Full width patio with steps leading up to a well tended lawn, plant and shrub borders, variety of trees, 3 security lights, fishpond with pump and filter, pathway to side with gated access to front of property, enclosed by boundary fencing.

### FRONT GARDEN

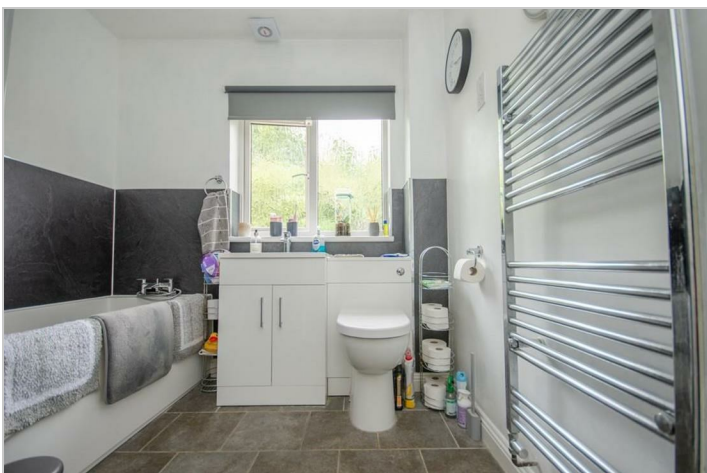
Laid to lawn, plat and slate chippings borders, pathway to entrance.

### DRIVEWAY

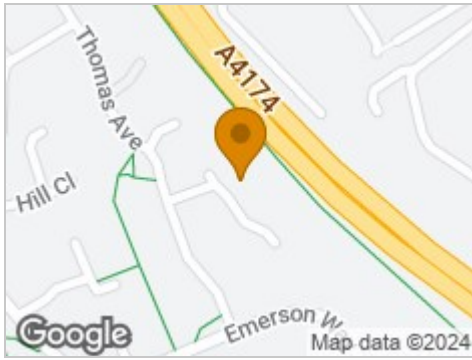
Laid to tarmac, providing off street parking for up to 4 cars.

### GARAGE

Double integral garage, 2 electric roller shutter doors, power and light.



## Road Map



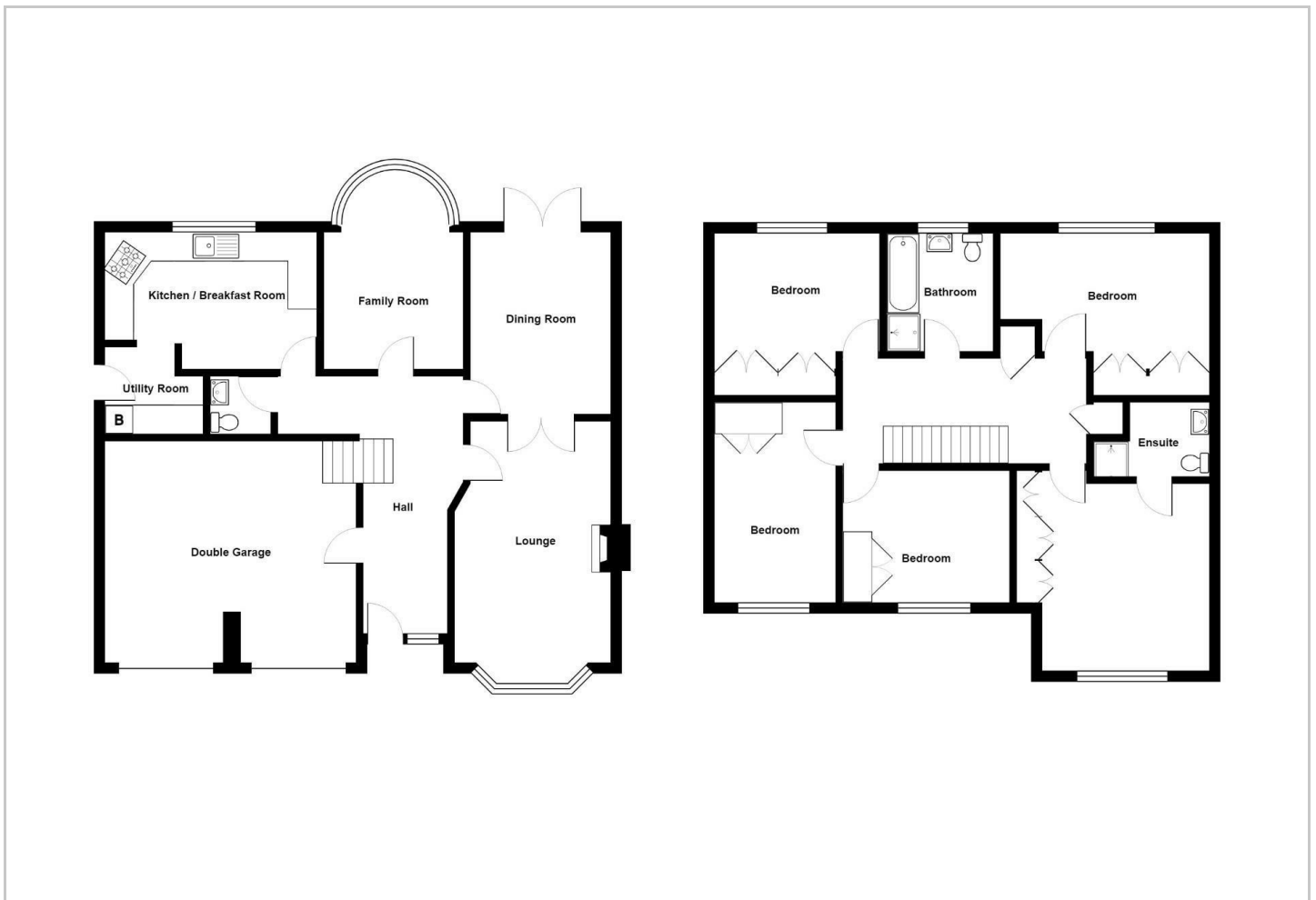
## Hybrid Map



## Terrain Map



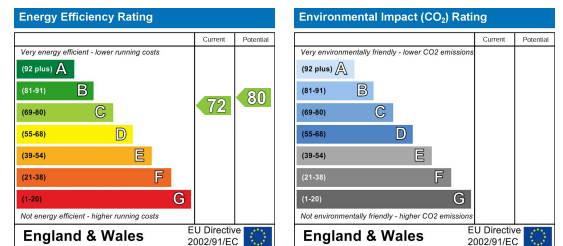
## Floor Plan



## 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.