

HUNTERS®

HERE TO GET *you* THERE



Bishop Road

Emersons Green, Bristol, BS16 7ET

£535,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents are delighted to offer for sale this extended detached family home which is conveniently located for access onto the Avon ring road, for the Metro Bus service and for major commuting routes.

The property is also situated within easy reach of popular schools, the David Lloyd Health and Leisure Club and for the amenities of Emersons Green.

The amenities of Emersons Green include a wide variety of supermarkets, shops, restaurants, coffee shops, dental practices, library and doctors surgeries.

The accommodation comprises to the ground floor; entrance hall, cloakroom, a generous sized lounge, a study, a kitchen/diner and a utility room.

The kitchen/diner is fitted with an extensive range of high gloss wall and base units, has a central island and integral appliances which include; oven, microwave, a five ring induction hob, fridge freezer and dishwasher. This area creates a super social area for the family to enjoy in the very heart of the home.

The good sized study could also be utilised as a child's play room or formal dining room,

To the first floor there are four bedrooms and a family bathroom with an over bath shower system. The master bedroom has the benefit of having built in wardrobes and an en suite.

Externally to the rear of the property there is a garden which is mainly laid to lawn and paved patio, whilst to the front there is a small garden which is laid to lawn and an area which is laid to Tarmac providing off street parking spaces.

The garage is of single size, has a metal up and over door and power and light.

Additional benefits include; uPVC double glazed windows, gas central heating and a security alarm.

We would wholeheartedly recommend an early internal viewing appointment to fully appreciate what this wonderful family home has to offer.

ENTRANCE

Via a part leaded and opaque door, leading into an entrance hall.

ENTRANCE HALL

Coved ceiling, security alarm, telephone point, radiator, laminate floor, stairs leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen/diner.

CLOAKROOM

White suite comprising; W.C. and wash hand basin with chrome mixer tap, light activated extractor fan, chrome heated towel rail, wooden floor.

LOUNGE

25'1" x 10'6" (7.65m x 3.20m)

Leaded uPVC double glazed window to front, coved ceiling, fireplace housing a gas coal and flame effect fire, TV aerial point, radiator, glazed panelled double doors leading into study.

STUDY

12'1" x 9'7" (3.68m x 2.92m)

uPVC double glazed window to rear, skylight window, ceiling with recessed LED spot lights, coved ceiling, radiator.

KITCHEN/DINER

22'6" x 15'2" (6.86m x 4.62m)

Two skylight windows, coved ceiling, ceiling with recessed LED spot lights, extensive range of white and black coloured high gloss wall and base units with soft close doors and drawers incorporating an integral stainless steel electric oven and microwave, five ring induction hob with stainless steel cooker hood over, dishwasher and fridge freezer, central island with inset enamel sink with chrome mixer tap with professional hose, quartz work surface and breakfast bar, two radiators, laminate floor, uPVC double glazed sliding patio doors leading into the rear garden and door leading into utility room.

UTILITY ROOM

6'0" x 5'3" (1.83m x 1.60m)

uPVC double glazed window to side, boiler supplying gas central heating, plumbing for washing machine, space for tumble dryer, tiled splash backs, fitted wall double fronted wall unit, roll edged work surface, radiator, tiled floor.

FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

LANDING

Loft access, radiator, doors leading into all bedrooms and bathroom.

BEDROOM ONE

11'8" extending to 17'0" x 11'3" (3.56m extending to 5.18m x 3.43m)

Two leaded uPVC double glazed windows to front, built in wardrobes with hanging rails and shelving, radiator, door leading into en suite.

EN SUITE

Opaque leaded uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with chrome shower system with monsoon shower head, light activated extractor fan, tiled walls, shaver point, chrome heated towel rail.

BEDROOM TWO

10'6" x 9'8" (3.20m x 2.95m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

12'0" x 8'4" (3.66m x 2.54m)

uPVC double glazed window to rear, double fronted built in wardrobe with hanging rails and shelving, radiator.

BEDROOM FOUR

8'1" x 7'2" (2.46m x 2.18m)

uPVC double glazed window to rear, radiator.

BATHROOM

8'6" x 6'8" (2.59m x 2.03m)

Opaque uPVC double glazed window to side, white suite comprising: W.C. wash hand basin with chrome mixer tap and a panelled twin gripped bath with a Mira over bath shower system with side splash screen, shaver point, airing cupboard, chrome heated towel rail.

OUTSIDE

FRONT GARDEN

A small area which is laid to lawn with established trees and shrubs.

OFF STREET PARKING

An area laid to Tarmacadam providing off street parking spaces.

GARAGE

16'5" x 8'3" (5.00m x 2.51m)

Metal up and over door, power and light.

REAR GARDEN

Paved patio leading to an area which is laid mainly to lawn with a small area laid to loose slate chippings, water tap, recessed outside LED spot lights, wooden fencing, gate providing side pedestrian access.



Road Map



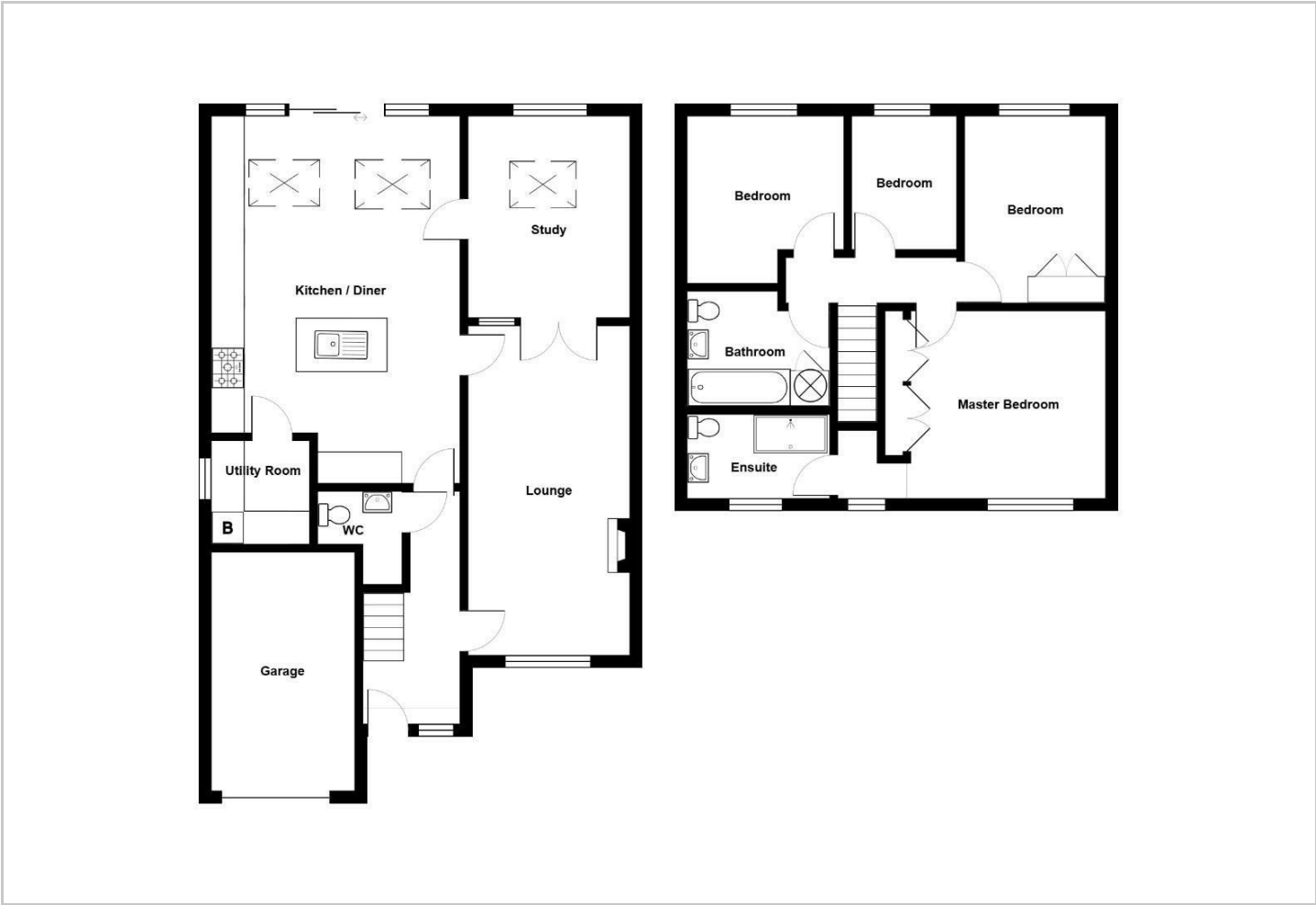
Hybrid Map



Terrain Map



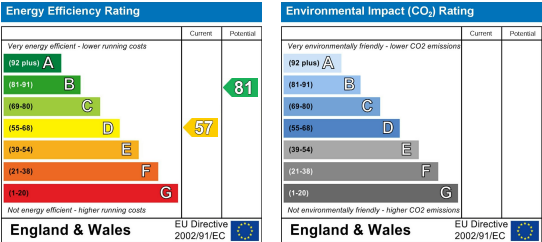
Floor Plan



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.