

HUNTERS®

HERE TO GET *you* THERE



Johnson Road

Emersons Green, Bristol, BS16 7JQ

£655,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented executive style detached family home which is located in the popular area of Emersons Green.

The property is conveniently situated within easy reach of many schools, for access onto the Avon ring road, for the Bristol cycle path and for amenities.

The amenities of Emersons Green include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgery, vets and dental practice.

The spacious accommodation comprises to the ground floor; entrance hall, cloakroom, a large bay fronted lounge with a feature limestone fireplace housing a cast iron wood burner, a dining room with uPVC double glazed patio doors leading into the rear garden, a kitchen/diner and a utility room. The kitchen/diner is fitted with an extensive range of modern grey coloured wall and base units and incorporates integral appliances which include; a Neff stainless steel electric double oven, a four ring induction hob, a tall fridge freezer, a Bosch dishwasher and a wine cooler.

This area provides an excellent social area for the family to enjoy in the very heart of the home.

To the first floor there is a family bathroom and four excellent sized double bedrooms, all of which benefit from having built in wardrobes. The master bedroom also has a dressing area and an en suite shower room.

Externally to the front of the property is a small area laid to lawn and an area laid to Tarmac in front of the garage providing off street parking spaces. To the rear of the property is a generous sized garden which has a large paved patio and an area laid to lawn.

The integral double garage has been extended into internally to provide a utility room, but still provides excellent storage space, has an electric operated roller shutter door and power and light.

Additional benefits include; gas central heating which is provided by a Worcester boiler and uPVC double glazed windows.

An early internal viewing appointment is highly recommended to fully appreciate what the super family home has to offer.

ENTRANCE

Via a part glazed composite door, leading into entrance hall.

ENTRANCE HALL

Coved ceiling, radiator, spindled staircase leading to first floor accommodation and doors leading into cloakroom, lounge, dining room and kitchen/diner.

CLOAKROOM

White suite comprising; W.C. and wash hand basin with chrome mixer tap, white high gloss cupboard below and tiled splash back, light activated extractor fan, radiator.

LOUNGE

18'1" (into bay) x 11'8" (5.51m (into bay) x 3.56m)

Via glazed panelled double doors leading from entrance hall, leaded uPVC double glazed bay window to front, coved ceiling, limestone fireplace housing a cast iron wood burner, TV aerial point, two radiators, glazed panelled double doors leading into dining room.

DINING ROOM

10'7" x 10'1" (3.23m x 3.07m)

Coved ceiling, radiator, uPVC double glazed patio doors leading into rear garden.

KITCHEN/DINER

KITCHEN

14'3" x 12'8" (4.34m x 3.86m)

uPVC double glazed window to rear, ceiling with recessed LED spotlights, stainless steel one and a half bowl sink drainer with mixer tap inset into a square edged worksurface/breakfast bar with upstand, extensive range of modern grey coloured wall and base units with soft close doors and drawers incorporating integral appliances to include Neff stainless steel electric double oven, four ring induction hob with stainless steel cooker hood over, fridge freezer, wine cooler and Bosch dishwasher, under stairs storage cupboard, radiator, door leading into utility room.

DINING AREA

14'1" x 9'2" (4.29m x 2.79m)

Dual aspect uPVC double glazed windows, contemporary style vertical radiator, double panelled radiator, uPVC double glazed patio doors leading into rear garden.

UTILITY ROOM

9'6" x 7'8" (2.90m x 2.34m)

Stainless steel single drainer sink unit with mixer tap, fitted grey coloured wall and base units, square edged worksurface with upstand, plumbing for washing machine, space for tumble dryer, space for a tall fridge freezer, Worcester boiler supplying gas central heating, half opaque uPVC double glazed door leading to side and door leading into garage.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, airing cupboard, radiator, spindled balustrade, doors leading into all bedrooms and bathroom.

BEDROOM ONE

14'9" x 10'8" (measured to wardrobes) (4.50m x 3.25m (measured to wardrobes))

Leaded uPVC double glazed window to front, range of modern fitted wardrobes with hanging rails and shelving, telephone point, TV aerial point, two radiators, archway leading into dressing area and door leading into en suite.

DRESSING AREA

5'5" x 5'5" (1.65m x 1.65m)

Leaded uPVC double glazed window to front, fitted dressing table with drawer unit, radiator.

EN SUITE

Opaque uPVC double glazed window to side, white suite comprising; W.C. circular wash hand basin with chrome mixer tap and white high gloss drawer units below, large shower cubicle with a chrome shower system with monsoon shower head and hand held attachment, chrome heated towel rail, shaver point, tiled splash backs.

BEDROOM TWO

12'5" x 11'9" (3.78m x 3.58m)

Leaded uPVC double glazed window to front, part mirror fronted built in wardrobes with hanging rails and shelving, radiator.

BEDROOM THREE

11'9" x 11'6" (3.58m x 3.51m)

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

BEDROOM FOUR

14'0" x 9'3" (4.27m x 2.82m)

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

BATHROOM

9'5" x 6'3" (2.87m x 1.91m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap and white high gloss drawer units below, panelled twin gripped bath with chrome mixer tap with hand held attachment, shower cubicle with a chrome shower system, tiled splash backs, shaver point, radiator.

OUTSIDE

FRONT

A small area of lawn with boundary hedge and loose chipping herbaceous border, an area laid to Tarmacadam in front of the garage providing two off street parking spaces, paved path leading to main entrance.

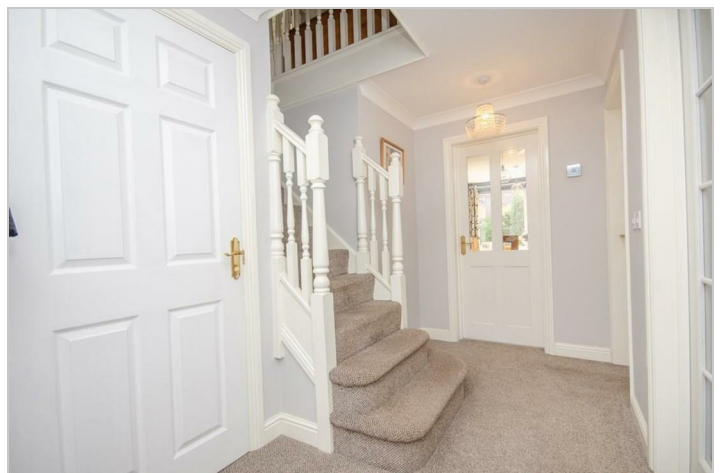
REAR GARDEN

Large paved patio leading to an area which is mainly laid to lawn with herbaceous borders, water tap, wooden gate providing side pedestrian access, garden surrounded by boundary wall and wooden fencing.

GARAGE

15'1" narrowing to 5'6" x 14'1" narrowing to 9'1" (4.60m narrowing to 1.68m x 4.29m narrowing to 2.77)

Metal electronic roller shutter door, power and light.



Road Map



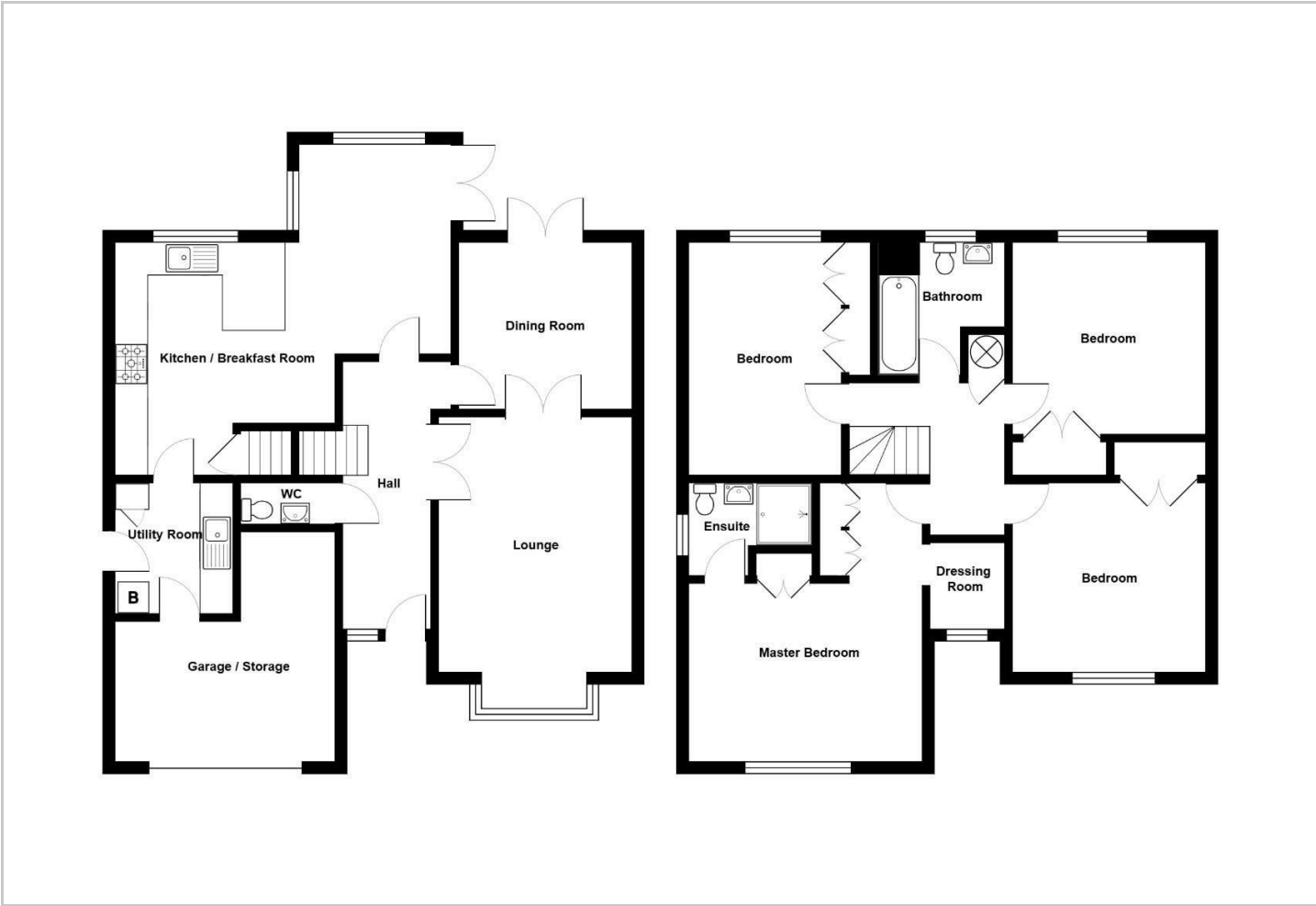
Hybrid Map



Terrain Map



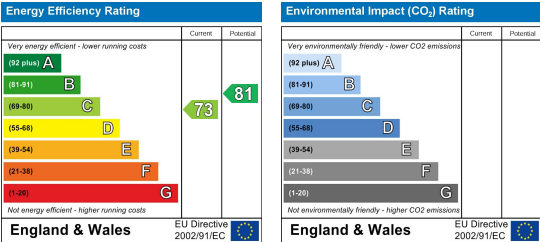
Floor Plan



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.