

HUNTERS®

HERE TO GET *you* THERE



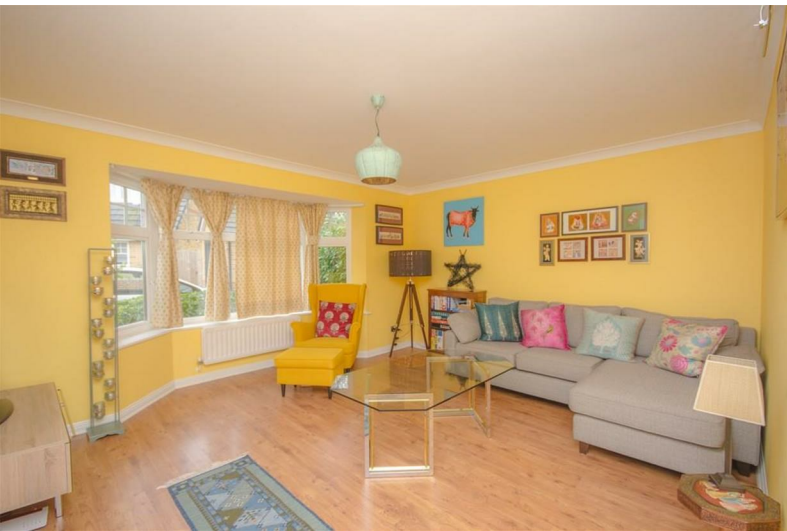
Emet Grove

Emersons Green, Bristol, BS16 7EH

£550,000



Council Tax: E



53 Emet Grove

Emersons Green, Bristol, BS16 7EH

£550,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this immaculately presented detached family home which occupies a quiet and secluded cul-de-sac position in the popular area of Emersons Green.

The property is conveniently situated within walking distance of many schools and for the amenities of Emersons Green, as well as being ideally positioned for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

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

In our opinion this property would ideally suit a growing family due to the spacious accommodation of offer which comprises to the ground floor; entrance hall, cloakroom, a bay fronted lounge, a separate dining room with uPVC double glazed French doors leading into a conservatory, a modern fitted kitchen and a utility room.

The kitchen is fitted with an extensive range of high gloss wall and base units and incorporates integral appliances which include; an electric oven with induction hob, dishwasher and a tall fridge freezer.

To the first floor there is a modern family bathroom with a walk-in shower and four generous sized bedrooms. The master bedroom has the benefit of having its own en suite.

Externally to the rear of the property there is good sized enclosed garden which is mainly laid to paved patio and lawn and is displayed with established herbaceous borders.

To the front of the property there is an area which is laid to Tarmac positioned in front of the garage providing two off street parking spaces.

Additional benefits include; a single sized garage with power, light and electric car charger, gas central heating which is supplied by a Worcester boiler and uPVC double glazed windows.

An internal viewing appointment is highly recommended to fully appreciate all that this super property has to offer.

ENTRANCE

Via a part opaque glazed panelled composite door leading into an entrance hall.

ENTRANCE HALL

Alcove shelving with recessed LED spot lighting, understairs storage cupboard, single radiator, laminate flooring, spindled staircase leading to first floor accommodation and doors leading into cloakroom, lounge, dining room and kitchen.

CLOAKROOM

Opaque uPVC double glazed window to front, white suite comprising; W.C. and wash hand basin with tiled splash backs, single radiator, tiled floor.

LOUNGE

14'4" x 14'0" into bay (4.37m x 4.27m into bay)

uPVC double glazed bay window to front, coved ceiling, TV aerial point, two double radiators, laminate flooring.

DINING ROOM

12'3" x 8'3" (3.73m x 2.51m)

Coved ceiling, double radiator, laminate flooring, uPVC double glazed French doors leading into conservatory.

CONSERVATORY

12'2" x 11'5" (3.71m x 3.48m)

Dual aspect uPVC double glazed windows, glazed roof, laminate flooring, uPVC double glazed French doors leading into the rear garden.

KITCHEN

13'5" x 9'4" (4.09m x 2.84m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, single drainer sink unit with chrome mixer tap/professional hose and tiled splash backs, an extensive range of high gloss wall and base units with soft close doors and drawers and with under pelmet lighting incorporating an integral Samsung electric oven, an AEG four ring induction hob with a Bosch cooker hood over, Zanussi dishwasher and a tall fridge freezer, square edged work surface, single radiator, laminate flooring, door leading into utility room.

UTILITY ROOM

6'5" x 5'5" (1.96m x 1.65m)

uPVC double glazed window to side, Worcester boiler supplying gas central heating, high gloss wall and base units with soft close doors, square edged work surface, tiled splash

Tel: 0117 956 1234

backs, plumbing for washing machine, laminate flooring, glazed panelled composite door leading to side.

FIRST FLOOR ACCOMMODATION

LANDING

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

BEDROOM ONE

14'5" x 9'7" (4.39m x 2.92m)

uPVC double glazed window to front, single radiator, door leading into en suite.

EN SUITE

7'2" x 5'4" (2.18m x 1.63m)

Opaque uPVC double glazed window to side, ceiling with recessed LED spot lights, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and a shower cubicle with a chrome shower system, designer radiator, tiled walls, tiled floor, extractor fan.

BEDROOM TWO

11'8" x 8'0" (3.56m x 2.44m)

uPVC double glazed window to rear, single radiator.

BEDROOM THREE

9'7" x 6'9" (2.92m x 2.06m)

uPVC double glazed window to rear, radiator.

BEDROOM FOUR

9'0" x 7'6" (2.74m x 2.29m)

uPVC double glazed window to front, radiator.

BATHROOM

9'7" x 6'9" (2.92m x 2.06m)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap. panelled twin gripped bath with chrome mixer tap and over bath shower, tiled walls, tiled floor, black heated towel rail, extractor fan.

OUTSIDE

FRONT

Small herbaceous area displaying a variety of shrubs.

OFF STREET PARKING

An area laid to Tarmacadam providing two off street parking spaces.

GARAGE

21'7" x 8'2" (6.58m x 2.49m)

Metal up and over door, power and light, electric car charger.

REAR GARDEN

Paved patio leading to an area which is laid mainly to lawn with a second paved patio with pergola to the rear, raised beds, loose chipping herbaceous borders displaying a variety of established trees and shrubs, water tap, security lighting, wooden gate providing side pedestrian access. wooden gate to rear providing pedestrian access into a hidden garden which provides an excellent area for compost or for the erection of a garden shed.



Road Map



Hybrid Map



Terrain Map



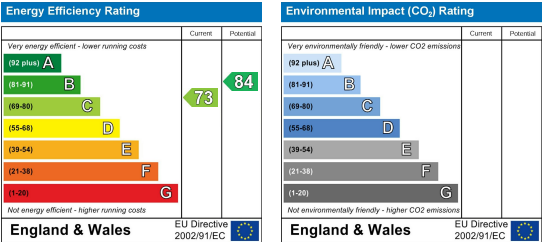
Floor Plan



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.