

# HUNTERS®

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## Berkeley Way

Emersons Green, Bristol, BS16 7BZ

£395,000



Council Tax: D





# 33 Berkeley Way

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£395,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this modern built 3 bedroom end of terrace family home positioned within a quiet cul-de-sac in the sought after Emersons Green development. The property is conveniently located within easy reach of Emersons Green retail park, coffee shops, restaurants, pubs, doctors surgery, village hall and library whilst being a short walk to both popular Emersons Green and Mangotsfield Primary schools. The area offers good transport links with good access onto The Avon Ring Road and motorway networks.

The property offers spacious accommodation which comprises: entrance hallway, cloakroom, lounge, kitchen/diner with modern kitchen units, built in oven, hob and microwave and an integral dishwasher and a conservatory with glass roof and French doors out to rear garden.

To the first floor can be found 2 double bedrooms, a single bedroom, bathroom with over bath shower and loft access to a

Externally the property has a full width patio and well tended lawn and a wild flower section to the garden, door access from the garden allows access to a part converted garage which could potentially be used as a home office with access to a utility cupboard and storage section to front of garage with additional loft storage.

## ENTRANCE HALLWAY

Access via a composite stained glass double glazed door, double radiator, oak effect laminate floor, stairs rising to first floor, doors to cloakroom and lounge.

## CLOAKROOM

Opaque UPVC double glazed window to front, close coupled W.C, vanity unit with wash hand basin inset, radiator, oak effect laminate floor.

## LOUNGE

14'9" (max) x 12'6" (4.50m (max) x 3.81m)

UPVC double glazed window to front, coved ceiling, oak effect laminate flooring, coved ceiling, 2 radiators, glazed double doors leading through to kitchen/diner.

## KITCHEN/DINER

15'8" x 10'5" (4.78m x 3.18m)

UPVC double glazed window to rear, coved ceiling, LED downlighters, range of stone coloured high gloss wall and base units with laminate work top incorporating a breakfast bar, 1 1/2 stainless steel sink bowl unit with mixer tap, perspex splash back, built in 5 ring gas hob, stainless steel extractor fan hood, built in stainless steel electric double oven, integrated dishwasher, space for fridge freezer, vertical tubed radiator, wall cupboard housing Vaillant boiler, oak effect laminate flooring to dining room and tiled flooring to kitchen area, under stair storage cupboard, doorway leading through to conservatory.

## CONSERVATORY

10'1" x 9'8" (3.07m x 2.95m)

Dwarf wall, UPVC double glazed windows to sides and rear, glass roof, tiled floor, radiator, UPVC double glazed French doors leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

## LANDING

UPVC double glazed window to side, spindled balustrade, built in airing cupboard housing hot water tank, loft hatch with pull down ladder (loft fully boarded and insulated, Velux window to side, power and light), doors leading to bedrooms and bathroom.

### BEDROOM ONE

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

UPVC double glazed window to rear, oak effect laminate flooring, 2 double fitted wardrobes.

### BEDROOM TWO

11'11" x 8'1" (3.63m x 2.46m)

UPVC double glazed window to front, radiator.

### BEDROOM THREE

9'5" x 7'4" (2.87m x 2.24m)

UPVC double glazed window to front, built in cupboard with hanging rail.

### BATHROOM

Opaque UPVC double glazed window to rear, shower bath with glass shower screen, mains shower system over with drench head, close coupled W.C, vanity unit with wash hand basin inset, tiled splash backs, chrome heated towel radiator, plank tiled floor, LED downlighters, shaver point.

### OUTSIDE:

#### REAR GARDEN

Full width patio with stone chippings borders, pathway laid to slate chippings leading to a lawn and wild

flower garden section, variety of trees and shrubs, area laid to decking to back of garden, water tap, security light, courtesy door to garage, enclosed by boundary fencing.

### DRIVEWAY

To front of property laid to brick paving and stone chippings providing off street parking for 3 cars.

### GARAGE (BACK SECTION)

8'10" x 7'11" (2.69m x 2.41m)

Potential space for home office, dry lined and plastered walls, power and light, LED downlighters, wood effect laminate floor, built in utility cupboard with space for washing machine and tumble dryer (stacked), door to storage section.

### GARAGE (FRONT SECTION)

8'10" x 8'6" (2.69m x 2.59m)

Storage area, power and light, up and over door access to front, access to boarded loft providing additional storage.





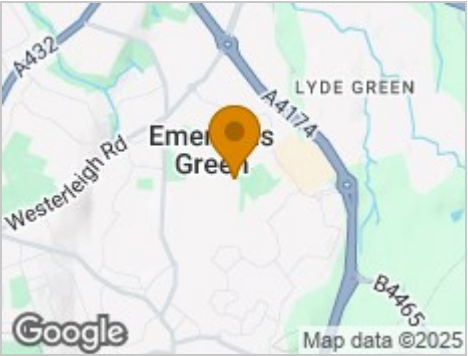
Road Map



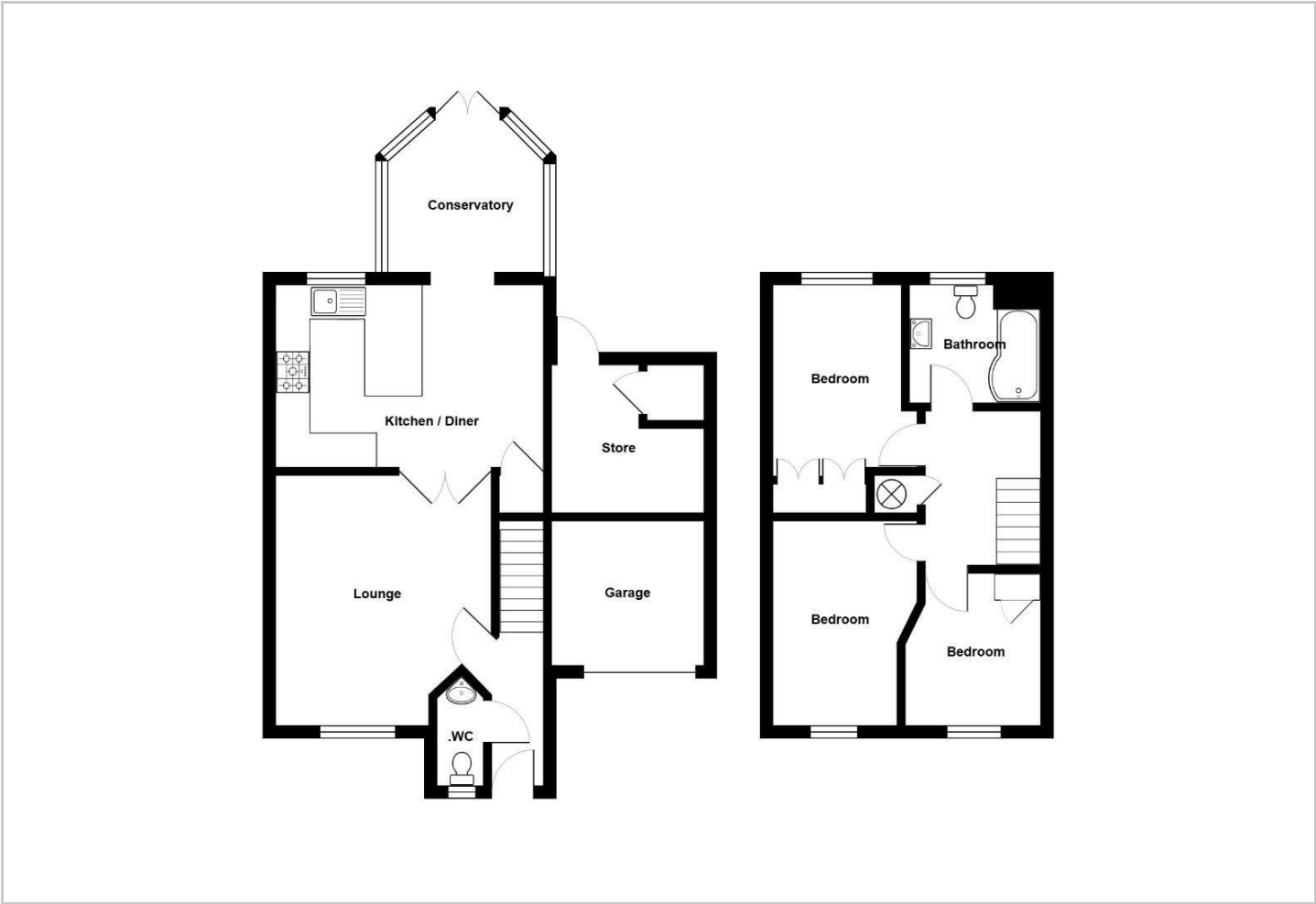
Hybrid Map



Terrain Map



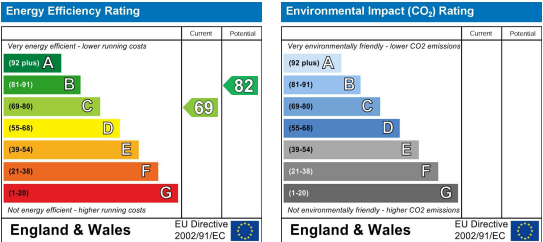
Floor Plan



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.