

HUNTERS®

HERE TO GET *you* THERE



Wadham Grove

Emersons Green, Bristol, BS16 7DW

£525,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this immaculately presented detached property located in the popular Emersons Green.

The property is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being positioned within easy reach of amenities. These amenities include; independent shops and supermarkets, library, restaurants, coffee shops doctors surgery and dental practice.

This Bryant Homes built property was constructed in 1999 to their Victoria design and has only been owned by the current owner and remains in show home condition throughout.

The accommodation to the ground floor comprises an entrance hall, a modern cloakroom, a bay fronted lounge with feature fireplace, a separate dining room with bi-folding doors leading into the rear garden, a modern kitchen and a utility room with an integral freezer.

The kitchen is fitted with a range of modern wall and base units which is complimented by a coriun worksurface and has integral appliances which include an oven and hob, dishwasher, fridge and wine cooler.

Most of the ground floor rooms have recessed LED spot lights and windows with bespoke fitted shutters, whilst the whole of the ground floor has engineered oak flooring and oak panelled internal doors.

The first floor accommodation comprises a modern bathroom and four bedrooms. The master bedroom has the benefit of having two built in double fronted wardrobes and a modern en suite with walk-in shower.

Externally to the rear of the property is an established well maintained garden which is mainly laid to lawn and patio. To the front of the property is a small area of lawn and a large area which is laid to Tarmacadam providing off street parking spaces.

Additional benefits include a single sized garage with metal up and over door, power and light and a courtesy door leading from the rear garden, a Worcester boiler supplying gas central heating, a security alarm and uPVC double glazed windows.

An early internal viewing appointment is wholeheartedly recommended to fully appreciate all that this impressive property has to offer.

ENTRANCE

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

ENTRANCE HALL

Coved ceiling, security alarm control panel, under stairs storage cupboard, period style radiator, engineered oak floor, spindled staircase leading to first floor accommodation and oak panelled doors leading into cloakroom, lounge, dining room and kitchen,

CLOAKROOM

Opaque uPVC double glazed window to front, sensor activated lighting, modern white suite comprising; W.C. and wash hand basin with chrome mixer tap, period style radiator, engineered oak floor.

LOUNGE

13'8" x 13'5" (into bay) (4.17m x 4.09m (into bay))

uPVC double glazed bay window to front with bespoke fitted shutters, two uPVC double glazed windows to side with bespoke fitted shutters, coved ceiling, feature fireplace housing a gas coal and flame effect fire, TV aerial point, radiator, engineered oak floor.

DINING ROOM

9'5" x 9'0" (2.87m x 2.74m)

Ceiling with recessed LED spot lights, coved ceiling, radiator, engineered oak floor, double glazed bi-folding doors leading into rear garden.

KITCHEN

11'9" x 9'5" (3.58m x 2.87m)

uPVC double glazed window to rear with bespoke fitted shutter, ceiling with recessed LED spot lights, coved ceiling, enamel sink with chrome mixer tap inset into a coriun worksurface with up stand, range of grey coloured wall and base units with soft close doors and drawers and under pelmet lighting and incorporating integral appliances to include a stainless steel electric oven with four ring gas hob and stainless steel cooker hood, wine cooler, dishwasher and fridge, vertical radiator, Karndean LVT flooring, access leading into utility room.

UTILITY ROOM

6'8" x 4'8" (2.03m x 1.42m)

Ceiling with recessed LED spot lights, enamel sink with chrome mixer tap inset into a coriun worksurface with up stand, range of grey coloured wall and base units with soft close doors and drawers, plumbing for washing machine, an integral freezer, cupboard housing a Worcester boiler supplying gas central heating, engineered oak floor, half double glazed door leading to side.

FIRST FLOOR ACCOMMODATION

LANDING

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

Tel: 0117 956 1234

BEDROOM ONE

12'0" x 11'9" (3.66m x 3.58m)

Dual aspect uPVC double glazed windows with bespoke fitted shutters, ceiling with recessed LED spot lights, coved ceiling, two double fronted built in wardrobes with hanging rails and shelving, radiator, door leading into en suite.

EN SUITE

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 white high gloss drawer unit below, walk-in shower with a chrome shower system with monsoon shower head and hand held attachment, tiled splash backs, heated towel rail, tiled floor.

BEDROOM TWO

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

uPVC double glazed window to rear with bespoke fitted shutters, coved ceiling, built in double fronted wardrobe with hanging rail and shelving.

BEDROOM THREE

14'9" x 9'3" (4.50m x 2.82m)

uPVC double glazed window to rear with bespoke fitted shutters, ceiling with recessed LED spot lights, feature skirting low level lighting, radiator.

BEDROOM FOUR

11'4" x 6'8" (3.45m x 2.03m)

uPVC double glazed window to front with bespoke fitted shutters, radiator.

BATHROOM

6'7" x 6'0" (2.01m x 1.83m)

Opaque uPVC double glazed window to rear with bespoke fitted shutters, ceiling with recessed LED spot lights, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and with a white high gloss cupboard below, bath with chrome mixer tap, heated towel rail, tiled splash backs, tiled floor.

OUTSIDE

FRONT GARDEN

A small area which is laid to lawn and surrounded by a boundary hedge, displaying a variety of trees and shrubs, paved path leading to a wooden gate providing side pedestrian access.

OFF STREET PARKING

An area in front of the garage which is laid to Tarmacadam providing off street parking spaces.

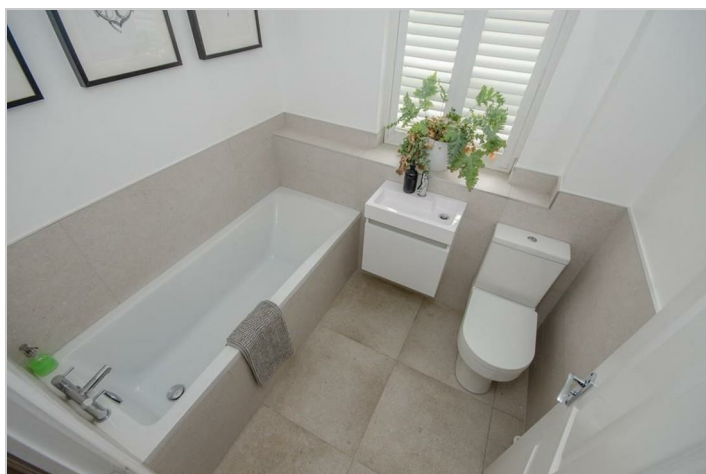
GARAGE

17'1" x 8'0" (5.21m x 2.44m)

Metal up and over door, power and light, door leading into rear garden.

REAR GARDEN

A paved patio with raised sleeper boarders, leading to an area laid mainly to lawn with established herbaceous borders displaying a variety of flowers and shrubs, water tap, outside lighting, garden surrounded by boundary hedge and wooden fencing.



Road Map



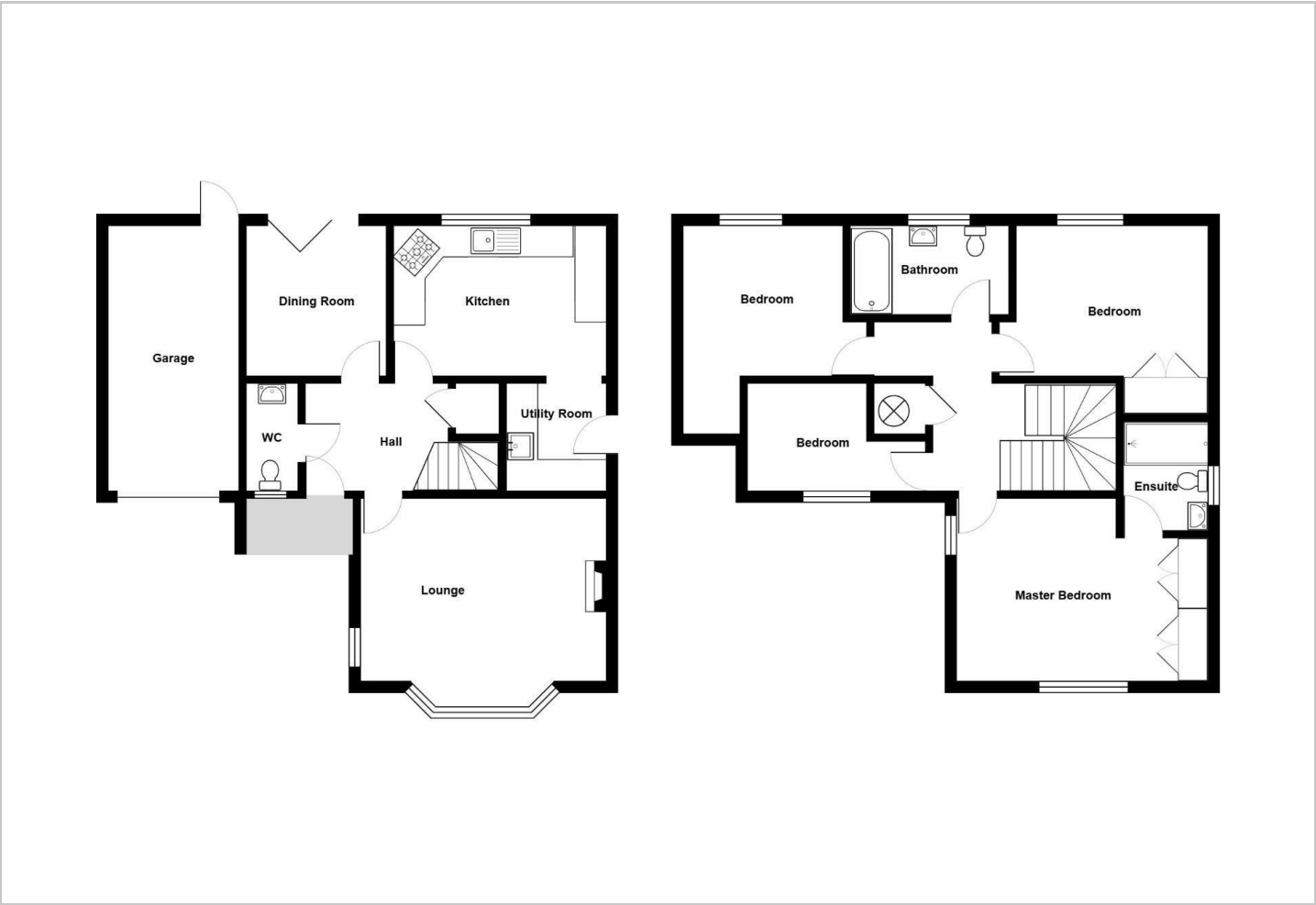
Hybrid Map



Terrain Map



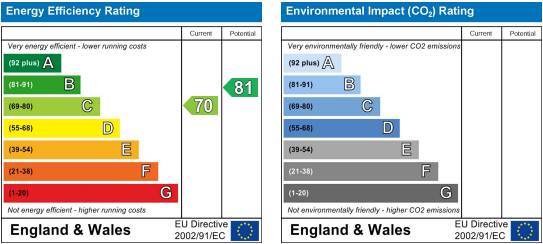
Floor Plan



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.