

HUNTERS®

HERE TO GET *you* THERE



Home Field Close

Emersons Green, Bristol, BS16 7BH

£700,000



Council Tax: F



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DESCRIPTION

Hunters are delighted to bring to the market this impressive five bedroom detached family residence offering an enviable position within the sought-after Emersons Green development.

The property has been beautifully extended and thoughtfully designed for modern living, this spacious home offers style, comfort, and versatility for a growing family lifestyle. Step inside to a stunning 23ft x 20ft rear extension with which has created a fantastic open plan kitchen/dining/family room which is the true heart of the home and is ideal for everyday living and entertaining alike with large Island unit, lantern skylight and dual aspect bi-folding doors letting in a terrific amount of light and

Complementing the generous living space to the ground floor are a 16ft lounge with media wall, dining room/office with French doors leading out to garden and a cloakroom. To the first floor can be found five generous sized bedrooms, master bedroom with en-suite and a family bathroom all with high quality finished throughout.

Outside enjoy a lovely landscaped rear garden which has been designed with low maintenance in mind with artificial lawn and a large porcelain patio providing ample outdoor living space and having a smart aluminium pergola with louvered roof which is perfect for al fresco dining.

The property further benefits from having an integral double garage and driveway for 2 cars.

Conveniently positioned a short walk to all local amenities that include the local retail park, shops, coffee shops and restaurants. The area is favoured by families thanks to its local good quality schooling both at infant, junior and secondary schools whilst offering excellent transport links onto The Ring Road and motorway networks.

ENTRANCE HALLWAY

Access via a composite opaque glazed door with side windows, coved ceiling, built in bespoke shoe cupboards and under stair storage cupboard, stairs rising to first floor, engineered oak floor, period style radiator, doors leading to cloakroom, lounge, dining room and kitchen/dining/family room.

CLOAKROOM

Opaque UPVC double glazed window to rear, close coupled W.C, vanity unit with wash hand basin inset, chrome heated towel radiator, tiled walls and floor.

LOUNGE

16'4" x 11'0" (4.98m x 3.35m)

UPVC double glazed window to front, coved ceiling, engineered oak floor, period style radiator, media wall with recess for TV and built in cupboards to low level, feature glass cased flame effect fire, hardwood glazed double doors leading through to dining room/office.

DINING ROOM/OFFICE

10'3" x 9'9" (3.12m x 2.97m)

UPVC double glazed French doors leading out to rear garden, coved ceiling, feature wood panelled wall, period style radiator, engineered oak flooring.

KITCHEN/DINING/FAMILY ROOM

23'0" x 20'7" (7.01m x 6.27m)

Open plan living area, glass roof lantern, dual aspect bi-folding doors leading out to patio/rear garden, range of 2 tone (grey and white) high gloss wall and base units and Quartz work tops, matching Island unit incorporating breakfast bar, 1 1/2 composite sink bowl unit with mixer tap, built in stainless steel AEG fan assisted twin ovens and induction hob, stainless steel extractor fan hood, integrated tall fridge and dishwasher, engineered oak floor, LED downlighters, door to garage.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, built in linen cupboard, doors leading to bedrooms and bathroom.

BEDROOM ONE

15'7" x 10'11" (4.75m x 3.33m)

UPVC double glazed window to front, radiator, wood effect laminate floor, door to en-suite.

EN-SUITE

Opaque double glazed porthole window to front, shower

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enclosure housing mains controlled shower with drench head, folding glass door, vanity unit with wash hand basin inset, close coupled W.C, part tiled walls, tiled floor chrome heated towel radiator, extractor fan.

BEDROOM TWO

21'10" x 8'0" (6.65m x 2.44m)

UPVC window to rear, UPVC double glazed dormer window to front, radiator.

BEDROOM THREE

11'4" x 11'1" (3.45m x 3.38m)

UPVC double glazed window to rear, radiator, fitted mirror fronted wardrobes with built in drawer unit and shelving.

BEDROOM FOUR

10'4" x 8'9" (3.15m x 2.67m)

1UPBV double glazed window to front, radiator, built in double wardrobe.

BEDROOM FIVE

8'2" x 7'11" (2.49m x 2.41m)

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: panelled bath with mains controlled shower over, glass shower screen, close coupled W.C, vanity unit with wash hand basin inset, tiled walls and floor, chrome heated towel radiator, extractor fan, shaver point.

OUTSIDE:

REAR GARDEN

Beautifully landscaped garden featuring a low-maintenance artificial lawn, complemented by a large porcelain patio partly covered by a modern aluminium pergola with louvered roof perfect for outdoor dining and entertaining, variety of outside lighting and power points, brick paved pathway to side with gated access to front, built in shed to side with power and light, enclosed by boundary fencing.

FRONT GARDEN

Laid to lawn, pathway to entrance, enclosed by boundary wall and hedgerow.

DRIVEWAY

Tarmac driveway to front providing off street parking for 2 cars.

GARAGE

17'10" x 16'8" (5.44m x 5.08m)

Double integral garage with electric roller shutter door, power and light, utility section with space and plumbing for washing machine and tumble dryer, laminate flooring, wall mounted Worcester boiler.



Road Map



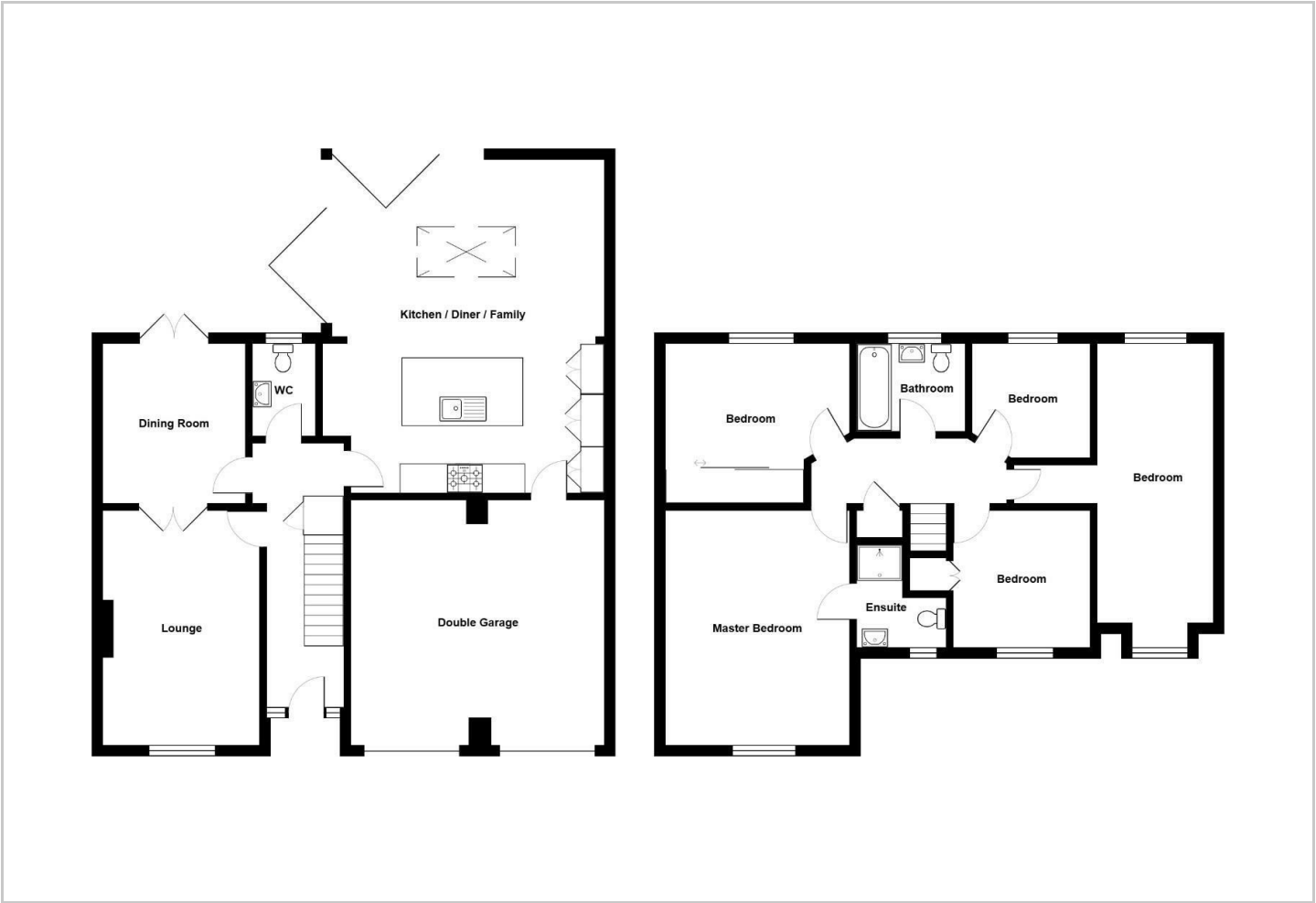
Hybrid Map



Terrain Map



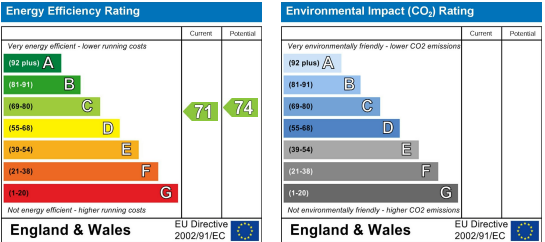
Floor Plan



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.