

HUNTERS®

HERE TO GET *you* THERE



Wadham Grove

Emersons Green, Bristol, BS16 7DX

£425,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this modern built detached family home which occupies a prominent position within the popular development of Emersons Green. The property is conveniently situated for access onto the Avon ring road, for major commuting routes and the Bristol cycle path, as well as being within walking distance of local schools and amenities and open spaces of both Johnson Road and Pomphrey playing fields. The amenities of Emersons Green include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, village hall and Doctors surgery.

The property offers spacious well presented living accommodation which comprises to the ground floor: entrance hallway, cloakroom, study, lounge with feature fireplace, dining room and a fitted kitchen with built in oven and hob. To the first floor can be found 3 bedrooms, master en-suite and a family bathroom.

Externally there is well kept landscaped gardens to rear, front and side, a good sized detached garage and driveway providing an off street parking space.

An internal viewing comes highly recommended.

ENTRANCE HALLWAY

Via composite front door, radiator, dog leg stair case to the first floor, doors to: cloakroom, study, lounge and kitchen.

CLOAKROOM

Close couple WC, wash hand basin, tiled splash backs, radiator

STUDY

7'7" x 6'7" (2.31m x 2.01m)

Telephone point, radiator

LOUNGE

12'7" x 11'4" (3.84m x 3.45m)

UPVC double glazed window to side, coved ceiling, open feature fireplace, TV point, radiator, UPVC double glazed door to garden, double glass doors to dining room.

DINING ROOM

8'9" x 11'4" (max) (2.67m x 3.45m (max))

UPVC double glazed window to side, coved ceiling, radiator, TV point, telephone point, door to kitchen.

KITCHEN

12'4" (max) x 7'3" (3.76m (max) x 2.21m)

UPVC double glazed window to rear, range of white high gloss wall and base units, laminate work tops, single bowl sink unit, tiled splash backs, built in electric Neff oven and ceramic hob, extractor fan hood, plumbing for washing machine, fridge freezer space, radiator, UPVC double glazed door to garden,.

FIRST FLOOR ACCOMMODATION:

LANDING

Large feature UPVC double glazed arch window to side, access to loft space, doors to. bedroom and bathroom.

BEDROOM ONE

11'7" (max) x 9'8" (3.53m (max) x 2.95m)

UPVC double glazed window to side, radiator, fitted double wardrobe, door to en-suite.

EN-SUITE

UPVC double glazed window to rear, fully tiled shower cubicle with mains shower, vanity wash hand basin, close couple WC, extractor fan, shaving point, radiator.

BEDROOM TWO

12'10" (max) x 9'10" (3.91m (max) x 3.00m)

Two UPVC double glazed window to front, radiator, fitted double wardrobe.

BEDROOM THREE

8'8" x 7'8" (max) (2.64m x 2.34m (max))

UPVC double glazed window to side, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, comprising white suite, panelled bath with mains shower, pedestal wash hand basin, close couple WC, extractor fan, shaving point, radiator.

OUTSIDE:

REAR AND SIDE GARDENS

There are fully wall enclosed landscaped gardens, that are principally laid to lawn, South cerney gravel, small patio and lawn areas, with mature flower

borders with abundance of plants, flowers and shrubs. Summer House and shed. Gate leading to off-street parking, courtesy door to garage.

FRONT GARDEN

Large frontage laid mainly to South cerney gravel, plant and shrub borders, area to brick paving, enclosed by wrought iron railings.

GARAGE

18'1" x 8'7" (5.51m x 2.62m)

Single detached garage, up and over door, power and light.

DRIVEWAY

To front of garage providing off street parking space



