

# HUNTERS®

HERE TO GET *you* THERE



## Colliers Break

Emersons Green, Bristol, BS16 7ED

£425,000



Council Tax: D



# 189 Colliers Break

Emersons Green, Bristol, BS16 7ED

£425,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this impressive Redrow Homes built Townhouse offering a fantastic position within this sought after development with a superb open outlook to front. The local amenities of Emersons Green is only a short walk away with it's retail centre offering a variety of shops, coffee shops and restaurants and excellent transport links onto The Avon Ring Road and Cycle Path.

The property offers spacious, versatile living accommodation which is displayed throughout in excellent condition with entrance gained from the first floor which consists of an entrance hallway with stairs rising and leading down to the second and ground floor, cloakroom, a fantastic open plan living space which incorporates living room/kitchen/diner with modern fitted high gloss units and built in Neff oven, hob, microwave and integrated dishwasher. To the first floor can be found three good size bedrooms (master en-suite) and a modern family bathroom. The ground floor is made up of a utility room and a family room/optional 4th bedroom with French doors that lead out to a good sized landscaped garden which is very low maintenance laid to artificial lawn and decking and an internal courtesy door that leads to a integral garage with electric roller shutter. There is a driveway to the front of garage providing an off street parking space.

Rarely does this style of house come available to the open market within this local area and an internal viewing comes highly recommended.

## ENTRANCE HALLWAY

Access via an opaque double glazed composite door, coved ceiling, radiator, telephone point, LVT wood effect floor, stairs leading to first and ground floor accommodation, doors leading to Living room/kitchen and cloakroom.

## CLOAKROOM

Opaque UPVC double glazed window to front, radiator, close coupled W.C. pedestal wash hand basin, radiator, LVT wood effect flooring, tiled splash back.

## LIVING ROOM/KITCHEN/DINER

Open plan area incorporating lounge, kitchen and dining areas.

## KITCHEN/DINING AREA

16'3" x 10'5" (widest point) (4.95m x 3.18m (widest point))

UPVC double glazed window to front, range of white high gloss wall and base units, laminate work top incorporating 1 1/2 stainless steel sink bowl unit, built in stainless steel Neff electric oven and matching microwave, Neff 5 ring gas hob and extractor fan, integrated dishwasher, LVT wood effect flooring, space for fridge freezer, radiator, opening leading to lounge area.

## LOUNGE AREA

17'4" x 10'10" (5.28m x 3.30m)

UPVC double glazed window to rear, coved ceiling, double radiator, LVT wood effect flooring, LED downlighters.

## FIRST FLOOR ACCOMMODATION:

## LANDING

LVT wood effect flooring, spindled balustrade, loft hatch with pull down ladder (loft partly boarded with light), doors to bedrooms and bathroom.

## BEDROOM ONE

12'1" x 10'7" (3.68m x 3.23m)

UPVC double glazed window to rear, LVT wood effect flooring, fitted floor to ceiling wardrobes with mirror fronted sliding door fronts, radiator, sliding door to en-suite.

Tel: 0117 956 1234



### EN-SUITE

Large shower enclosure with sliding glass door entry, housing mains controlled shower system, vanity unit with wash hand basin inset, chrome heated towel radiator, tiled walls and floor, extractor fan.

### BEDROOM TWO

10'6" x 9'5" (3.20m x 2.87m)

UPVC Double glazed window to front, radiator, LVT wood effect flooring, radiator, fitted wardrobe with sliding door fronts.

### BEDROOM THREE

10'9" x 6'5" (3.28m x 1.96m)

UPVC double glazed window to rear, radiator, LVT wood effect flooring.

### BATHROOM

Velux window to front, modern re-fitted suite comprising: 2 drawer vanity unit with wash hand basin inset, close coupled W.C. panelled bath with glass shower screen, mains controlled shower with drench head, part tiled walls, chrome heated towel radiator, tiled effect floor, LED downlighters, extractor fan, shaver point, cupboard housing hot water tank.

### GROND FLOOR ACCOMMODATION:

### HALLWAY

Coved ceiling, LVT wood effect flooring, under stair storage cupboard, double radiator, sliding door access to a built in cupboard with shelving, courtesy door to garage, doors leading to utility and family room, courtesy door to garage.

### FAMILY ROOM/BEDROOM

17'4" x 10'6" (widest point) (5.28m x 3.20m (widest point))

Coved ceiling, LVT wood effect floor, radiator, UPVC double glazed French doors with matching side window panels leading out to decking/rear garden.

### REAR GARDEN

Landscaped low maintenance, water tap, 2 security lights, outside light, decking with canopy over leading to a good size artificial lawn, stepping stone patio with slate chippings border, additional split level decking to back of garden, enclosed by boundary fencing.

### GARAGE

17'0" x 8'9" (5.18m x 2.67m)

Single integral, wood effect laminate floor, electric roller shutter door, power and light.

### FRONT OF PROPERTY

Driveway providing off street parking space, area laid to stone chippings, electric car charger.



Road Map



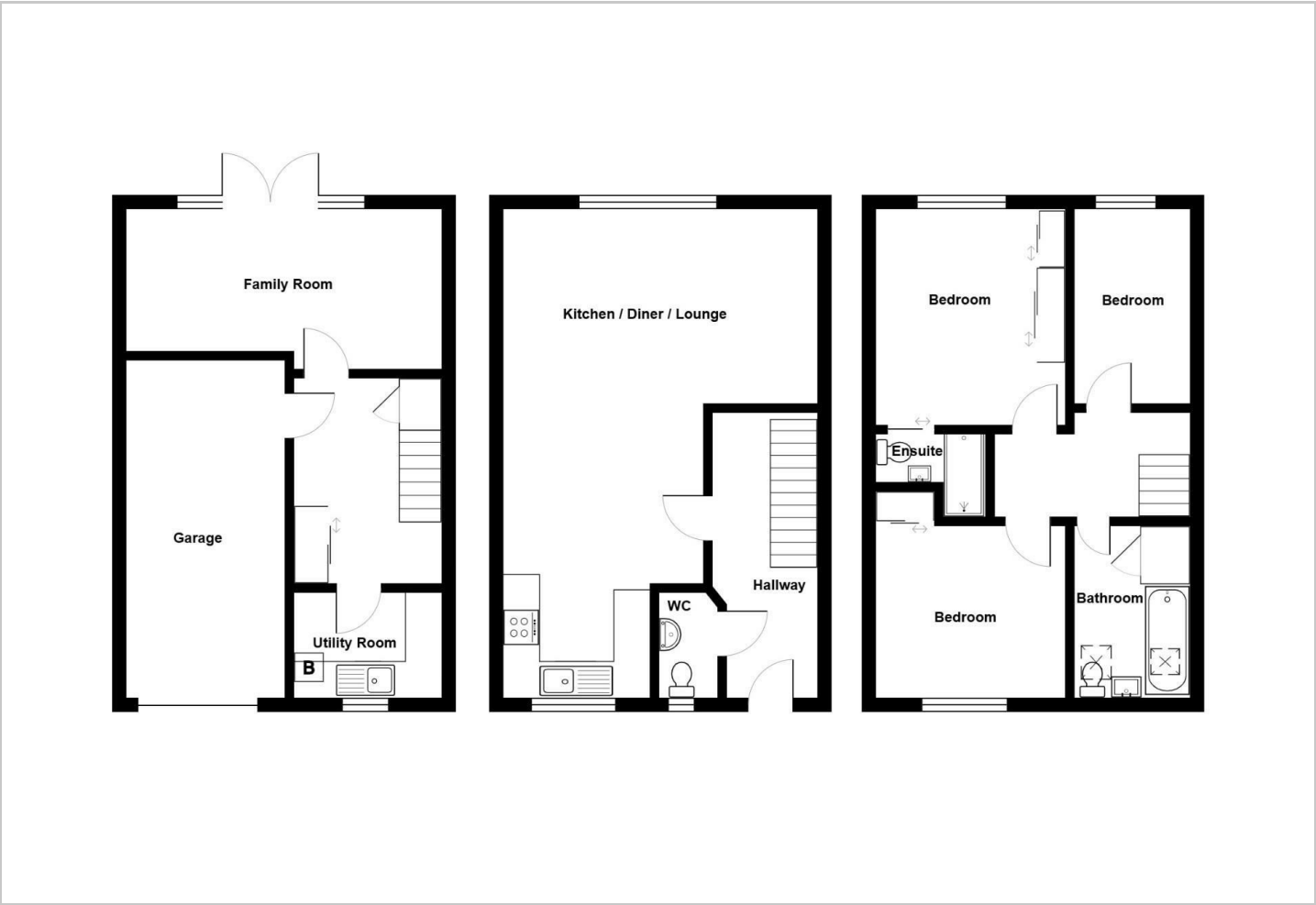
Hybrid Map



Terrain Map



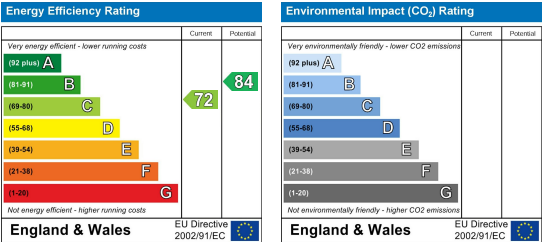
Floor Plan



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.