



Emmett Wood, Bristol
, BS14 0JG

£450,000



Emmett Wood, Bristol

DESCRIPTION

Extended Five bedroom detached family home which is situated on the Windways estate in a quiet Cul De Sac located on Emmet Wood which has been owned by the original owners since new. The property briefly comprises: entrance porch, entrance hallway, lounge, dining room, kitchen and cloakroom all to the ground floor. To the first floor are five bedrooms and refitted family bathroom. Further complimented by gas central heating, uPVC double glazing, enclosed and private rear garden, garage and off street parking for two vehicles.

A viewing is a must to fully appreciate all this property has to offer!!



ROOMS

ENTRANCE PORCH

Entrance door into porch, laminate flooring.

ENTRANCE HALLWAY

Stairs rising to first floor, radiator, storage cupboard.

LOUNGE

uPVC double glazed bay window to front elevation, radiator, tv point, feature gas fire set within surround.

DINING ROOM

uPVC double glazed window to rear elevation, aluminium patio doors to rear elevation, radiator, understairs storage cupboard, door to..

CLOAKROOM

uPVC double glazed window to side elevation, low level w.c, wash hand basin set within vanity unit.

KITCHEN

uPVC double glazed window to rear elevation, uPVC double glazed door to rear elevation, fitted with a range of wall and base units with work tops over incorporating single stainless steel sink unit with mixer tap over plumbing for automatic washing machine and dishwasher, space for tumble dryer, space for fridge freezer and gas range cooker with extractor hood over, radiator.

FIRST FLOOR LANDING

Two storage cupboards, loft access with pull down ladder.

BEDROOM ONE

uPVC double glazed window to front elevation, built in wardrobe, radiator.

BEDROOM TWO

uPVC double glazed window to front elevation, built in wardrobes, radiator.

BEDROOM THREE

uPVC double glazed window to rear elevation, storage cupboard, radiator.

BEDROOM FOUR

uPVC double glazed window to rear elevation, radiator.

BEDROOM FIVE

uPVC double glazed window to front elevation, radiator.

BATHROOM

uPVC double glazed window to rear elevation, panelled bath with electric shower over, low level w.c, wash hand basin set within vanity unit, fully tiled walls, vinyl flooring.

OUTSIDE

GARAGE

Up and over door, power and light, wall mounted boiler.

FRONT GARDEN

Driveway providing off street parking for two cars, path to front door, access to garage, side access gate to rear garden.

REAR GARDEN

Boundary enclosed by wooden fence panels, mainly laid to lawn, two patio areas, outside tap, side access to front.

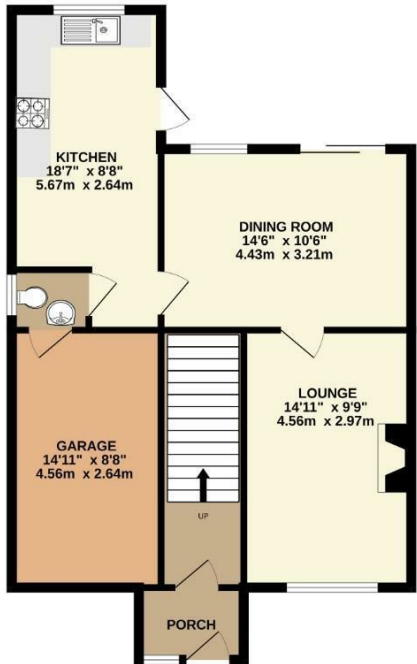
Material Information - Whitchurch

Tenure Type; Freehold

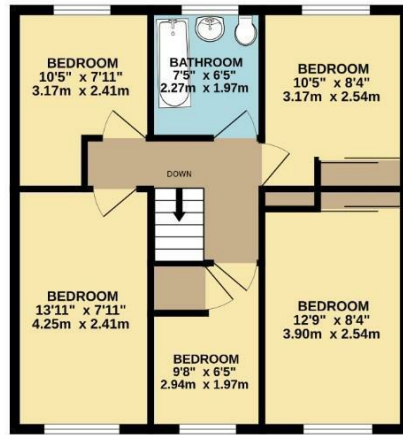
Council Tax Banding; E



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.2 sq.m.) approx.

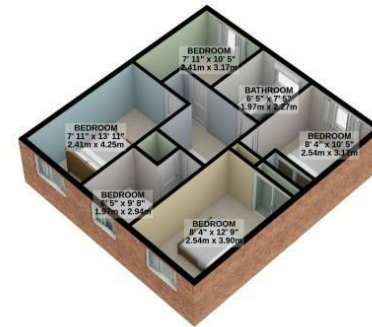


TOTAL FLOOR AREA: 1231 sq.ft. (114.4 sq.m.) approx.
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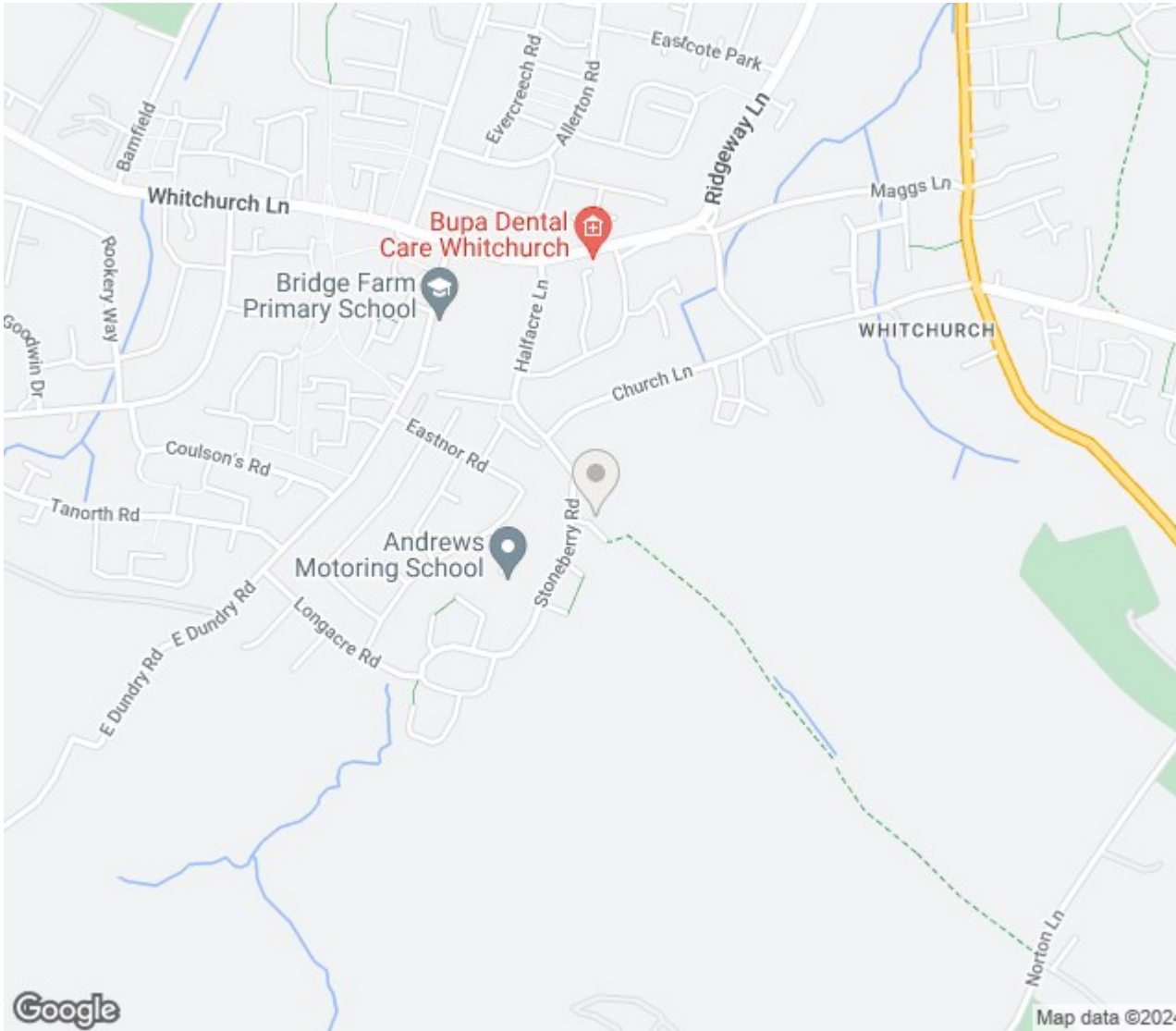
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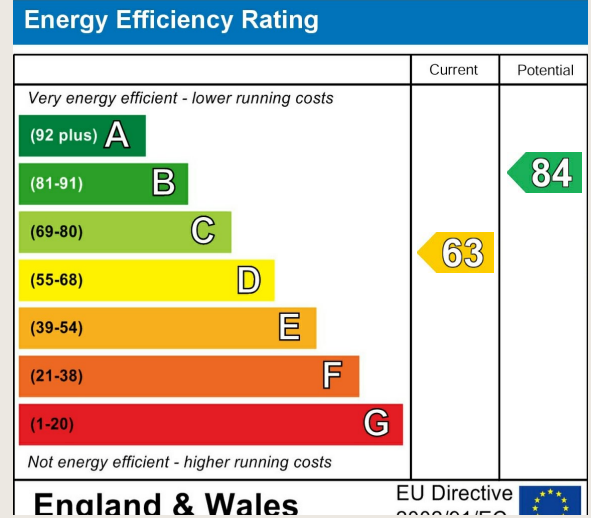
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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ENERGY PERFORMANCE CERTIFICATE



Thinking of Selling?

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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.