

# HUNTERS®

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## Westons Hill Drive

Emersons Green, Bristol, BS16 7DF

£330,000



Council Tax:



# 4 Westons Hill Drive

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for middle terrace property which has been improved by its current owners to create a modern and well presented home.

The property is conveniently located for many popular schools and for access onto the Avon ring road, for excellent transport links into the city centre and for the Bristol cycle path. The amenities of both Downend and Emersons Green are situated within easy reach and offer a wide variety of independent shops and supermarkets, restaurants, coffee shops, libraries, doctors surgeries and dental practices.

The accommodation comprises to the ground floor; entrance hall, cloakroom, an open plan sitting room kitchen/diner which creates a wonderful social zone for the family to enjoy in the very heart of the property and a conservatory. The kitchen is fitted with a range of modern grey coloured wall and base units which incorporates an integral stainless steel electric oven with induction hob and dishwasher.

To the first floor there is a modern bathroom with an over bath shower system and three bedrooms.

Externally to the front of the property are two off street parking spaces and a mainly laid to lawn rear garden situated to the rear complete with garden shed and a gate providing rear pedestrian access.

Additional benefits include gas central heating which is supplied by a Vaillant boiler and uPVC double glazed windows.

An internal viewing appointment is encouraged to fully appreciate what this super property has to offer.

## ENTRANCE

Via a half opaque uPVC double glazed door, leading into entrance hall.

## ENTRANCE HALL

Ceiling with recessed LED spot lights, radiator, laminate floor, stairs leading to first floor accommodation and doors leading into cloakroom and sitting room.

## CLOAKROOM

Opaque uPVC double glazed window to front, modern white suite comprising; W.C. and wash hand basin with chrome mixer tap and white high gloss drawer unit below, chrome heated towel rail, half tiled walls, laminate floor.

## SITTING ROOM

14'10" max x 13'11" (4.52m max x 4.24m )

uPVC double glazed window to rear, ceiling with recessed LED spot lights, under stairs storage cupboard, TV aerial point, radiator, laminate floor, double glazed sliding doors leading into conservatory and access into kitchen/diner.

## KITCHEN/DINER

23'11" max x 7'9" max (7.29m max x 2.36m max)

uPVC double glazed window to front, ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted modern grey coloured wall and base units with soft close doors and drawers incorporating an integral slimline dishwasher and stainless steel electric oven with four ring induction hob and extractor fan over, space for a tall fridge freezer, plumbing for washing machine, worksurface with breakfast bar, cupboard housing a Vaillant boiler supplying gas central heating, radiator, tiled floor.

## CONSERVATORY

8'8" x 8'1" (2.64m x 2.46m)

Dual aspect double glazed windows, polycarbonate roof, tiled floor, French doors leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

The loft space is boarded and has a pull down ladder for access, airing cupboard, doors leading into all first floor rooms.

### BEDROOM ONE

12'6" max x 8'3" max (3.81m max x 2.51m max)

uPVC double glazed window to rear, triple fronted built in wardrobes with shelving and hanging rails, radiator.

### BEDROOM TWO

10'10" x 8'3" (3.30m x 2.51m)

uPVC double glazed window to front, radiator.

### BEDROOM THREE

7'11" x 6'2" (2.41m x 1.88m)

uPVC double glazed window to rear, radiator.

## BATHROOM

6'3" x 6'2" (1.91m x 1.88m)

Opaque uPVC double glazed window to front, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and white high gloss cupboard unit below, panelled bath with a Mira over bath shower system and side splash screen, shaver point, chrome heated towel rail, mostly tiled walls, tiled floor.

## OUTSIDE

### FRONT

Small area of lawn with paved path leading to main entrance.

### OFF STREET PARKING

An area laid to Tarmacadam providing two off street parking spaces.

### REAR GARDEN

Mainly laid to lawn with raised herbaceous borders and a paved path leading to a rear patio, garden shed, wooden gate providing rear pedestrian access, garden surrounded by wooden fencing.



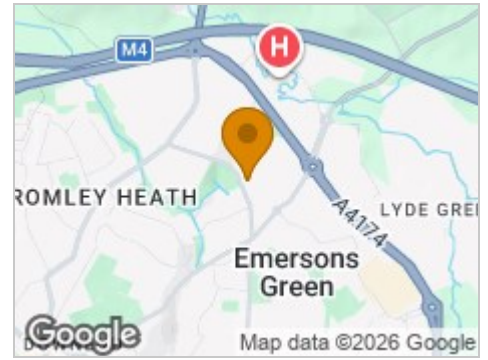
## Road Map



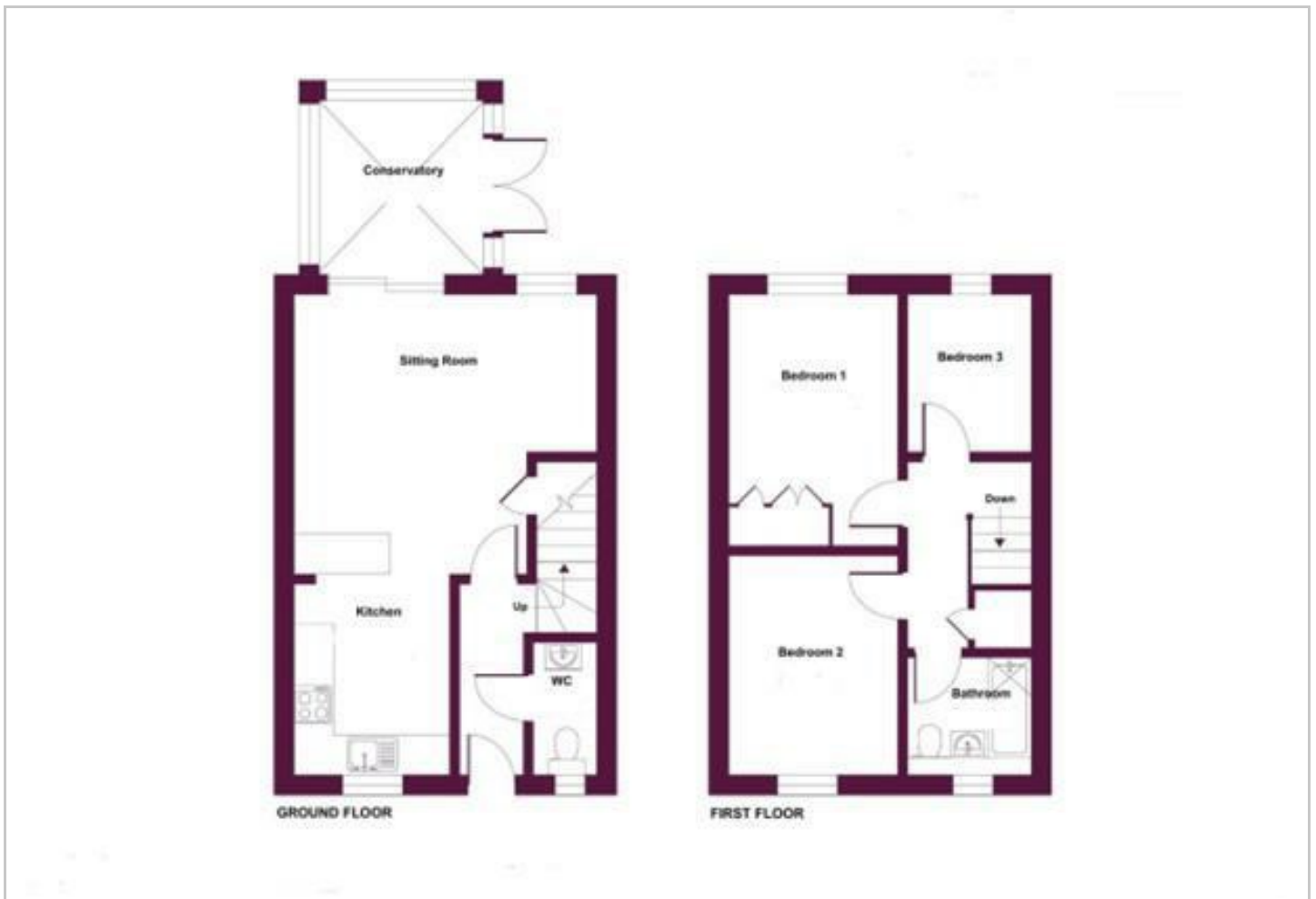
## Hybrid Map



## Terrain Map



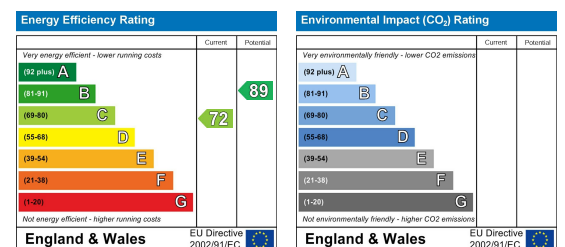
## Floor Plan



## 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.