

HUNTERS®

HERE TO GET *you* THERE



Cave Grove

Emersons Green, BS16 7BA

£425,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this superb modern built semi-detached family home positioned within a quiet cul-de-sac in the sought after Emersons Green development.

The property has been much improved by it's current owners to include a rear extension which really does give the house a wow factor and is the hub of the house. The spacious ground floor accommodation comprises: entrance hall, boot room, lounge, kitchen/dining/family room with Velux windows and Bi-folding doors which let in a fantastic amount of light to the property, utility/cloakroom and access to a converted garage with electric roller shutter door which could be used as a gym or home office if required.

To the first floor can be found 3 bedrooms and a modern stylish re-fitted shower room.

Externally there is a stunning rear garden which has been recently landscaped to both artificial lawn and patio providing low maintenance and an home office pod ideal for those looking for private work space and a recently laid imprinted concrete driveway to front providing an off street parking for 2 cars. The sellers have the benefit of having owned solar panels.

The property is conveniently located within easy reach of Emersons Green retail park, coffee shops, restaurants, pubs, doctors surgery, village hall and library whilst being a short walk to both popular Emersons Green and Mangotsfield Primary schools. The area offers good transport links with good access onto The Avon Ring Road and motorway networks.

ENTRANCE HALL

Access via a composite double glazed door, radiator, doorways to lounge and boot room.

BOOT ROOM

Opaque UPVC double glazed window to front, radiator, wood effect Karndean flooring, fitted hanging rail and shelving.

LOUNGE

14'9" x 11'5" (4.50 x 3.48)

UPVC double glazed window to front, wood effect Karndean flooring, radiator oak, door leading through to:

KITCHEN/DINING/FAMILY ROOM

23'11" (furthest point) x 14'4" (widest point) (7.29 (furthest point) x 4.37 (widest point))

Open plan living space which connects kitchen/breakfast room to a dining/family room.

KITCHEN/BREAKFAST ROOM

15'2" x 13'3" (4.62 x 4.04)

Range of modern fitted wall and base units, marble effect laminate work tops incorporating breakfast bar, 1 1/2 stainless steel sink bowl unit with mixer tap, hot/boiling water tap, built in induction hob and stainless steel Neff oven, built in microwave, integrated dishwasher, integrated tall fridge and under counter freezer, under stair storage cupboard, vertical tubed radiator, Karndean wood effect floor, oak staircase with glass balustrade rising to first floor accommodation, opening leading through to:

DINING/FAMILY ROOM

14'4" x 9'7" (4.37 x 2.92)

Anthracite double glazed Bi-folding doors leading out to patio/rear garden, 2 velux windows to rear roof void, 2 vertical tubed radiators, Karndean wood effect flooring, LED down lighters, door leading to:

INNER LOBBY

LED down lighters, radiator, door to gym/garage, oak door to utility/cloakroom, opaque UPVC double glazed door leading out to side of property.

UTILITY/CLOAKROOM

6'10" x 6'7" (2.08 x 2.01)

Opaque UPVC double glazed window to rearrange of cream high gloss units with laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, space and plumbing for washing machine, space for tumble dryer, wood effect Karndean flooring, LED down lighters, close coupled W.C, radiator.

CONVERTED GARAGE/GYM/OFFICE

14'8" x 7'8" (4.47 x 2.34)

A converted single size garage providing a range of potential uses such as gym or home office, power and light, LED down lighters, door access to small storage space and access to an electric roller shutter door to front, access to loft space (loft partly boarded and has a light).

FIRST FLOOR ACCOMMODATION:

LANDING

Oak staircase with glass balustrade, loft hatch with drop down ladder (loft partly boarded with light), radiator, oak doors to bedrooms and bathroom.

BEDROOM ONE

15'8" x 8'8" (4.78 x 2.64)

UPVC double glazed window to front, radiator, fitted wardrobe, built in cupboard with shelving.

BEDROOM TWO

11'4" x 8'2" (3.45 x 2.49)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

8'5" x 5'10" (2.57 x 1.78)

UPVC double glazed window to front, radiator.

SHOWER ROOM

Opaque UPVC double glazed window to rear, modern recently fitted suite comprising: vanity unit with wash hand basin and W.C inset, built in cupboard with matching wall cabinet, over

sized shower enclosure housing a mains controlled shower system and Nuance Driftwood grain splash back boarding, LED down lighters, recessed Alexa point to ceiling, wood effect laminate flooring, chrome heated towel rail.

OUTSIDE:

REAR GARDEN

Recently landscaped garden which comprises of a large Grey Sandstone patio with matching additional patio to back of garden providing ample outdoor seating space, good size artificial lawn with raised wood sleeper borders, variety of plants and shrub borders, outside light, hot and cold external water taps, timber framed shed, access to office pod, side gated access to front of property, enclosed by boundary fencing.

FRONT OF PROPERTY

Laid to lawn, patio slabbed pathway to entrance, slate chippings border.

DRIVEWAY

Avon Cobblestone imprinted concrete driveway to front/side of property providing off street parking space for 2 vehicles.

OFFICE POD/GARDEN OFFICE

6'8" x 5'1" (2.03m x 1.55m)

Located within rear garden, wood effect composite cladding, door access from garden, wood effect laminate floor, under floor heating, power and light, composite decking to front of pod.



Road Map



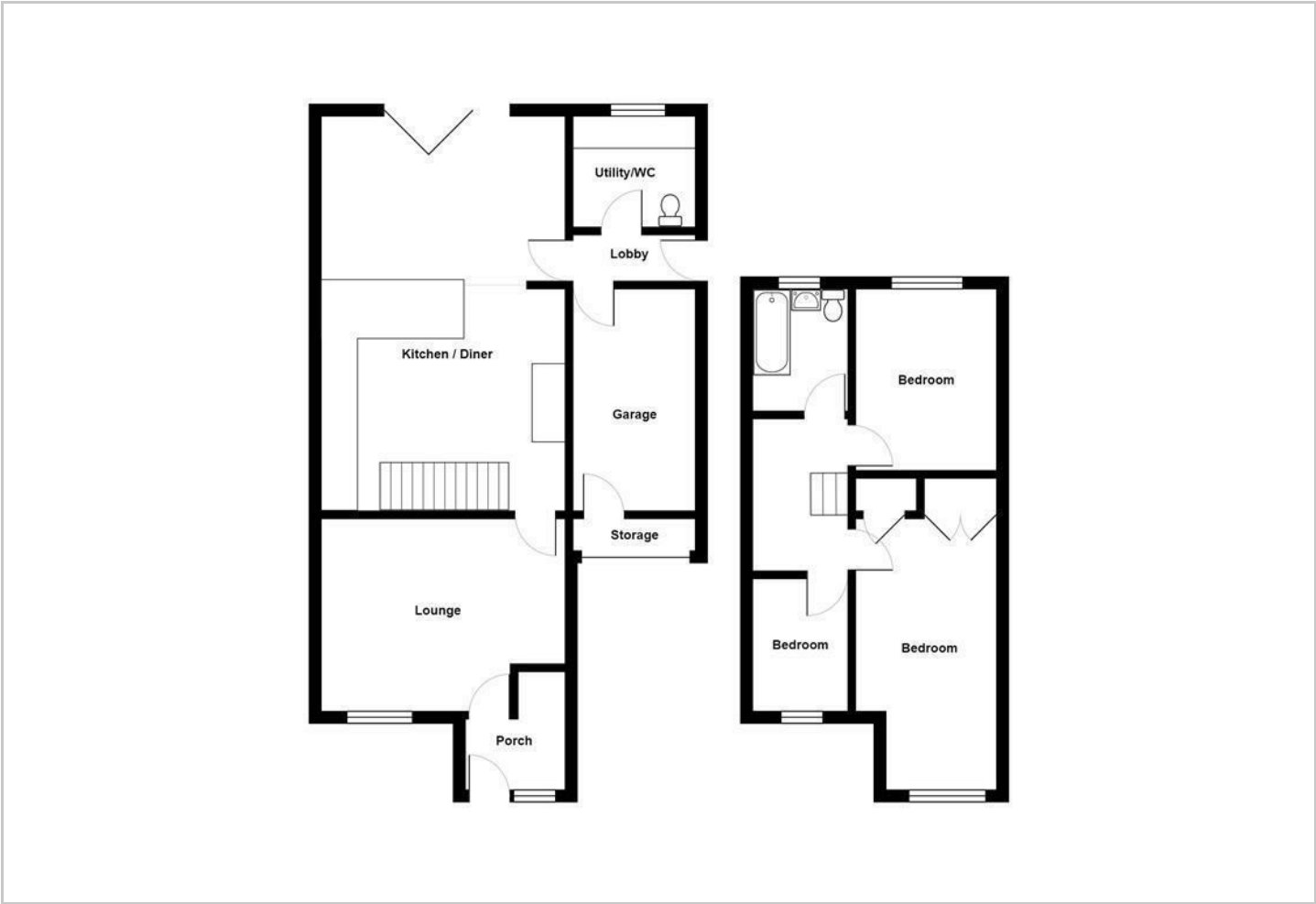
Hybrid Map



Terrain Map



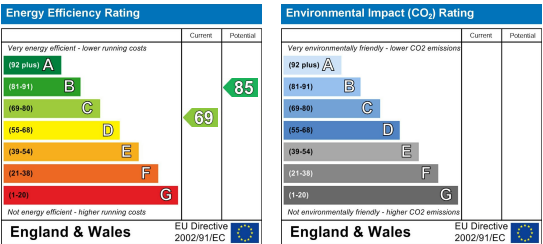
Floor Plan



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.