

# HUNTERS®

HERE TO GET *you* THERE



**Elmleigh Road**  
Mangotsfield, Bristol, BS16 9ET

£450,000



Council Tax: C



# 5 Elmleigh Road

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this superb extended end of terrace house located within a popular road which is handily placed for the local amenities of Mangotsfield and Emersons Green whilst being close to several open spaces including Pomphrey Hill playing fields and Rodway common whilst offering excellent transport links onto The Avon Ring Road and Bristol Cycle Path. The well presented living accommodation comprises in brief: entrance porch, hallway, lounge, dining room which opens out to a modern fitted kitchen with lantern skylight and built in appliances, utility, cloakroom. To the first floor can be found 4 generous size bedrooms, modern installed en-suite and family bathroom.

Further benefits worthy of a note include: double glazing, gas central heating, a low maintenance rear garden, large shed to back of garden, integral garage (storage only) with electric door access from front, driveway providing off street parking for 2 cars.

## ENTRANCE PORCH

UPVC double glazed door entry, UPVC double glazed window to front, wood effect laminate floor, composite opaque double glazed door to hallway.

## HALLWAY

Wood effect laminate floor, radiator, cupboard housing gas meter, under stair storage cupboard, stairs rising to first floor, door to dining room.

## DINING ROOM

16'11" x 7'5" (5.16 x 2.28)

Built in storage cupboard, wood effect laminate floor, double radiator, TV point for wall mounted TV, openings leading to lounge and kitchen, door to inner lobby.

## LOUNGE

16'4" (into bay) x 11'0" (4.98m (into bay) x 3.35m) UPVC double glazed bay window to front, radiator, wood effect laminate floor.

## KITCHEN

14'2" x 8'0" (4.32m x 2.44m) UPVC double glazed window to rear, lantern skylight window, range of modern grey high gloss wall and base units, granite effect laminate floor, tiled splash backs, 1 1/2 composite sink bowl unit with mixer tap, incorporating Insinkerator food waste disposer, built in double electric oven and gas hob, extractor fan hood, integrated fridge freezer and dishwasher.

## INNER LOBBY

Tiled floor, LED downlighters, opaque UPVC double glazed door leading out to rear garden, doors to cloakroom and utility.

## CLOAKROOM

Vanity unit with wash hand basin, close coupled W.C, tiled floor, extractor fan, LED downlighters, chrome heated towel radiator, door to utility.

## UTILITY

8'7" x 5'1" (2.62m x 1.55m) Laminate work top, space and plumbing for washing machine, space for tumble dryer, wall mounted Vaillant combination boiler, tiled effect laminate floor, door to garage.

## GARAGE (STORAGE)

11'9" x 8'9" (3.58m x 2.67m) Storage only, power and light, electric roller shutter.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Built in cupboard with shelving and hanging rail, loft hatch, doors leading to bedrooms and bathroom.

## MASTER BEDROOM

11'10" x 11'1" (3.61m x 3.38m)

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

## EN-SUITE

Opaque UOVC double glazed window to front, close coupled W.C, pedestal wash hand basin, glass shower enclosure housing electric shower system, chrome heated towel radiator, tiled walls and floor.

## BEDROOM TWO

11'1" x 10'11" (3.38m x 3.33m)

UPVC double glazed window to front, radiator.

## BEDROOM THREE

10'10" x 7'10" (3.30m x 2.39m)

UPVC double glazed window to rear, radiator.

## BEDROOM FOUR

8'8" x 7'5" (2.64m x 2.26m)

UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, modern suite comprising: panelled bath with mains controlled shower over, glass shower screen, close coupled W.C, pedestal wash hand basin, tiled walls and floor, chrome heated towel radiator, extractor fan, LED downlighters.

## OUTSIDE:

## REAR GARDEN

Large stone patio with matching pathway, area laid to lawn, raised sleeper borders with a variety of plants and shrubs, 2 outside lights, timber framed shed to back of garden, enclosed by boundary fencing.

## DRIVEWAY

To front of property laid to brick paving stone chippings providing off street parking for 2 cars.



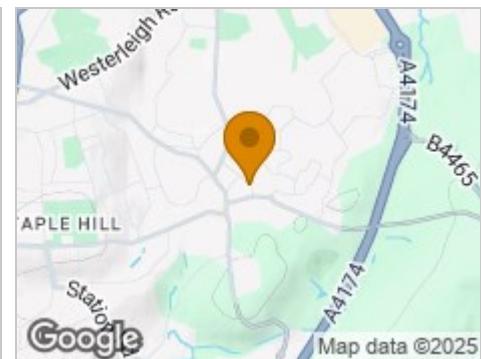
## Road Map



## Hybrid Map



## Terrain Map



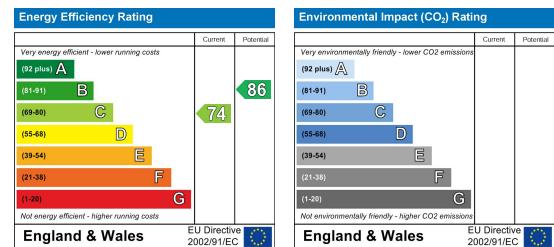
## Floor Plan



## 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.