

# HUNTERS<sup>®</sup>

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## Bissex Mead

Emersons Green, BS16 7DY

£395,000



Council Tax: D



# 4 Bissex Mead

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£395,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no chain this spacious well presented semi-detached home positioned within this popular part of Emersons Green within easy reach of the local amenities whilst offering excellent transport links onto The Avon Ring Road and Bristol Cycle Path.

The property was built by the renowned builder Redrow Homes and is built to their popular Rowan design. The accommodation comprises to the ground floor: entrance hall, lounge, dining room, conservatory, fitted kitchen with built in Neff oven and hob and cloakroom. To the first floor can be found 3 generous size bedrooms, master bedroom with en-suite dressing area and shower room and a bathroom with over bath shower system.

The property further benefits from having: double glazing, gas central heating, a good size well tended lawn rear garden with patio, lawn front garden, integral single garage and driveway providing off street parking.

An early inspection is highly recommended to avoid any disappointment.

## ENTRANCE

Via a composite stained glass door leading to:

## HALLWAY

Wood effect laminate floor, radiator, stairs rising to first floor, radiator, door leading to:

## LOUNGE

14'7" x 9'9" (4.44 x 2.97)

UPVC double glazed window to front, coved ceiling, under stair storage cupboard, wood effect laminate floor, telephone point, TV point, double radiator, wall

mounted flame effect electric fire, door to kitchen, opening with feature archway leading through to:

## DINING ROOM

7'9" x 7'5" (2.36 x 2.26)

Coved ceiling, radiator, wood effect laminate floor, radiator, UPVC double glazed French doors leading to:

## CONSERVATORY

9'6" x 8'10" (2.90 x 2.69)

Dwarf wall with UPVC double glazed windows to both sides and rear, double polycarbonate roof, wood effect laminate floor, electric heater, 2 wall lights, UPVC double glazed door to side leading out to rear garden.

## KITCHEN

11'8" x 7'11" (widest point) (3.56 x 2.41 (widest point))

UPVC double glazed window to rear, loft hatch, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in NEff stainless steel oven and gas hob, extractor fan hood, space and plumbing for washing machine and dishwasher, space for under counter fridge, tiled floor, double radiator, under unit lighting, wall mounted cupboard housing a Vaillant combination boiler, UPVC double glazed door leading out to rear garden, door to cloakroom and garage.

## CLOAKROOM

Opaque UPVC double glazed window to rear, white suite comprising: wash hand basin, close coupled W.C, tiled splash backs, tiled floor.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Loft hatch, built in cupboard, doors leading to:

## BEDROOM ONE

10'10" x 9'9" (3.30 x 2.97)

UPVC double glazed bay window to front, TV point, double radiator, archway leading to dressing area with dual mirror fronted fitted wardrobes, door leading to:

## EN-SUITE

Opaque UPVC double glazed window to front, white suite comprising: close coupled W.C, pedestal wash hand basin, shower cubicle housing mains controlled shower system, folding glass screen, radiator, part tiled walls, LED downlighters, extractor fan, built in shelving to recess, shaver point.

## BEDROOM TWO

9'8" x 7'11" (2.95 x 2.41)

UPVC double glazed window to rear, radiator.

## BEDROOM THREE

9'8" x 6'5" (2.95 x 1.96)

UPVC double glazed window to rear, radiator, fitted double wardrobe.

## BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: twin gripped panelled bath with electric Mira shower system over, glass shower screen, pedestal wash hand basin, close coupled W.C, part tiled walls, extractor fan.

## OUTSIDE:

### REAR GARDEN

Laid to lawn, shrub border, stone patio with matching pathway, stone chippings borders, double power socket, outside light, metal shed, side gated access, enclosed by boundary fencing.

### FRONT GARDEN

Laid to lawn, paved pathway to entrance, area to stone chippings, boundary hedgerow.

### DRIVEWAY

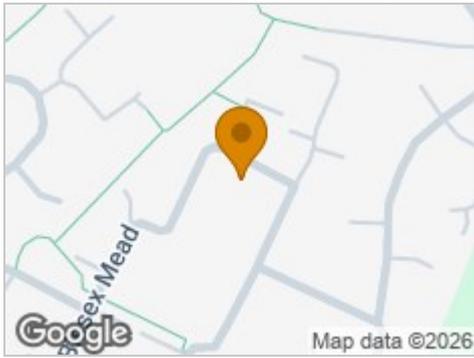
Laid to tarmac providing off street parking space leading to:

### GARAGE

Single integral garage, up and over door, power and light.



## Road Map



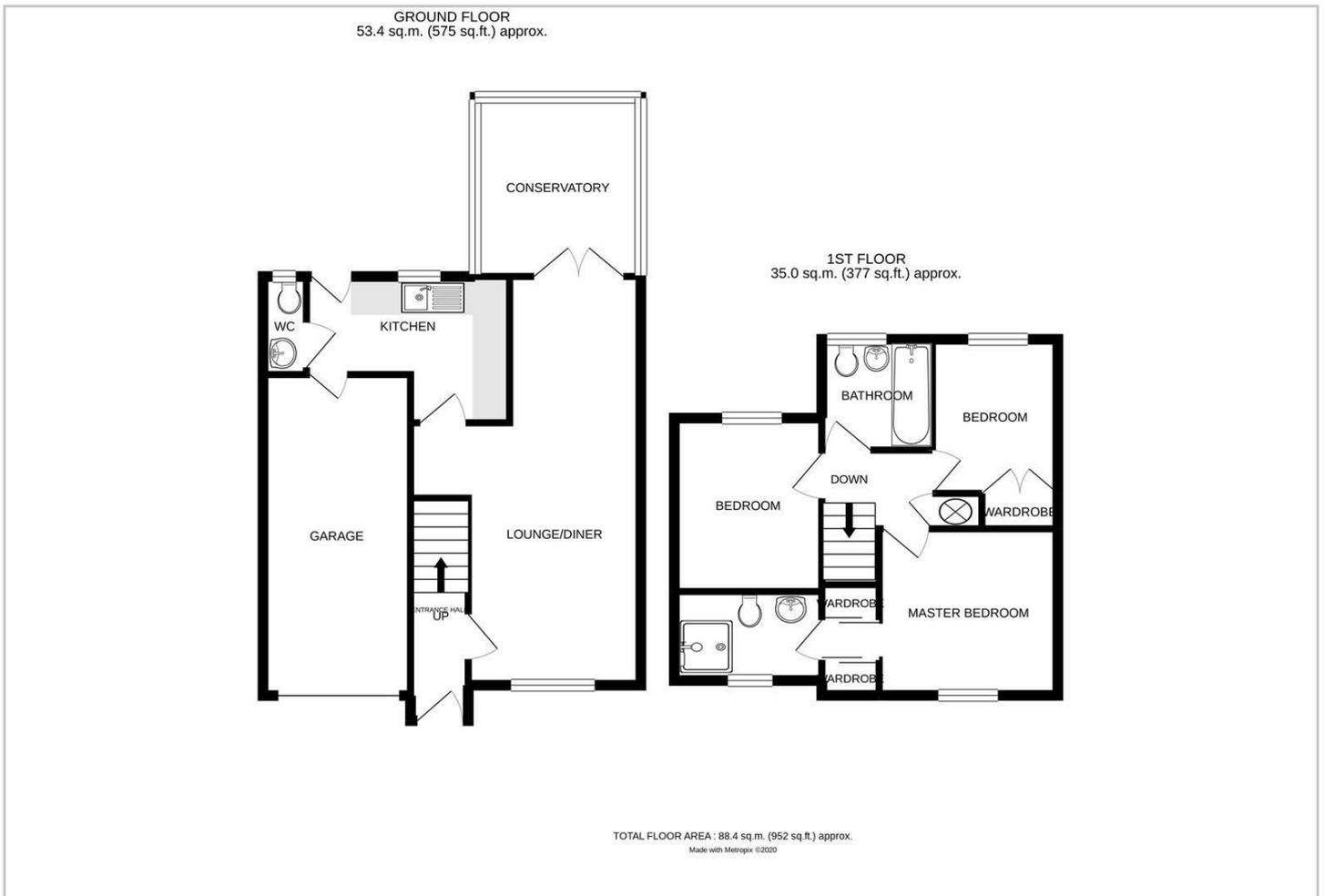
## Hybrid Map



## Terrain Map



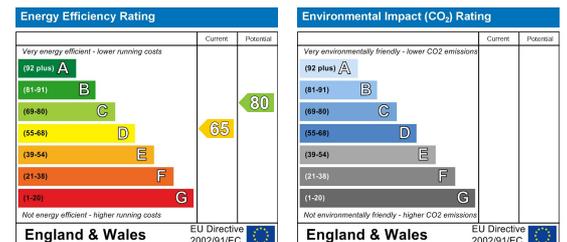
## Floor Plan



## 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.