



G R E G O R Y S
— E S T A T E A G E N T S —

79 Applin Green
Bristol, BS16 7ES

£525,000



Positioned within this surprisingly spacious plot is this executed detached residence built by 'David Wilson Homes'. Tucked away within a select cul-de-sac of only three homes this attractive home provides a peaceful, yet very practical setting in Emersons Green. With a large selection of local amenities all on hand, including a highly regarded primary school, Emersons Green provides a family friendly area, particularly those looking for an efficient commute in and out of the area. Externally this four bedroom home provides more than ample parking via the double driveway and garage, whilst the rear garden enjoys a sunny, Westerly orientation. Internally the spacious accommodation is arranged over two floors and accessed via an inviting entrance hallway, which in turn provides access to the following; a large lounge with dual aspect windows to both the front and rear gardens, a formal dining room with bay window to the rear, a cloakroom, study, utility room and a size-able kitchen with numerous built in units and space for a breakfast table. Appointed to the first floor, a gallery landing, a family bathroom boasting a recently replaced contemporary white suite four bedrooms including a wonderful master suite complete with dressing room and en-suite. In our opinion this family home provides a wonderful opportunity for anyone looking to upsize, particularly those looking for a larger than average plot.

ACCOMMODATION

ENTRANCE HALLWAY 14' 6" x 11' 1" (4.408m x 3.37m)

Upvc double glazed entrance door with matching side panel windows, stairs leading to the first floor with under stairs storage cupboard, laminate flooring, coved ceiling, radiator, doors leading to rooms

CLOAKROOM

A contemporary two piece white suite comprising a low level wc and wash hand basin, tiled splash back to wet areas, chrome heated towel radiator, laminate flooring, obscure double glazed window to the side aspect

STUDY 11' 7" x 9' 5" (3.54m x 2.87m)

Double glazed window to the front aspect, radiator, loft hatch

LOUNGE 26' 0" x 11' 7" (7.932m x 3.520m)

Double glazed bay window to the front aspect, double glazed 'French' doors with matching side panel windows to the rear aspect, two radiators, coved ceiling, real flame effect fire and surround

DINING ROOM 14' 8" x 9' 10" (4.47m x 3.0m)

Double glazed bay window to the rear aspect, radiator, coved ceiling, laminate flooring, door leading to the kitchen

KITCHEN / BREAKFAST ROOM 15' 5" x 11' 11" (4.69m x 3.62m)

A modern fitted kitchen comprising matching wall and base units, 'Granite' work surfaces over with matching upstands and window sill, one and a half bowl sink unit with mixer taps over, integrated five ring gas hob with Granite splash backs and extractor hood over, integrated double oven, microwave and dishwasher, space for an upright fridge / freezer, under counter and plinth lighting, spot lighting to ceiling, laminate flooring, door to the utility room, double glazed window to the rear aspect

UTILITY ROOM

Fitted base units with roll top work surfaces over, sink and drainer unit with mixer taps over, space and plumbing for a washing machine and tumble dryer, tiled splash backs, laminate flooring, wall mounted boiler, radiator, extractor fan, double glazed door leading to the side aspect

FIRST FLOOR LANDING

A gallery style landing with stairs leading from the ground floor, loft hatch, airing cupboard housing the hot water cylinder, radiator, doors to rooms

MASTER BEDROOM 13' 1" x 11' 8" (4.0m x 3.567m)

Double window to the front aspect, radiator, door to the en-suite and archway leading to the dressing room

DRESSING ROOM

A large selection of fitted wardrobes, obscure double glazed window to the rear aspect, radiator

EN-SUITE

A three piece suite comprising a low level wc, pedestal wash hand basin and shower enclosure, radiator, tiled effect vinyl flooring, tiled splash backs to wet areas, obscure double glazed window to the front aspect

BEDROOM TWO 11' 10" x 9' 3" (3.608m x 2.820m)

Double glazed windows to the front aspect, radiator, built in wardrobes

BEDROOM THREE 9' 6" x 9' 4" (2.889m x 2.850m)

Double glazed window to the rear aspect, radiator, built in wardrobes

BEDROOM FOUR 10' 2" x 8' 11" (3.087m x 2.709m)

Double glazed window to the rear aspect, radiator, built in wardrobes

BATHROOM

A contemporary four piece white suite comprising a low level wc, wash hand basin, paneled bath and separate shower enclosure, tiled walls and flooring, chrome heated towel radiator, extractor fan, obscure double glazed window to the rear aspect

FRONT ASPECT

A driveway providing off street parking for up to four vehicles, a double garage, lawned area with stone shingle borders containing plants and shrubs, side pedestrian access gate leading to the side and rear aspect. An area to the rear of the garage provides a fantastic practical area whilst the side aspect provides access to the rear garden via a paved pathway.

REAR ASPECT

Enjoying a Westerly orientation, the garden is mainly laid to lawn with a large expanse of decking. Stone shingle areas and borders of plants and shrubs, enclosed via boundary wall, fencing and conifer trees

DOUBLE GARAGE 17' 5" x 17' 3" (5.305m x 5.248m)

Two up and over doors providing vehicle access from the driveway, personal door to the side aspect, power and light supply, storage into the eaves





Energy Performance Certificate

79, Applin Green, Emersons Green, BRISTOL, BS16 7ES

Dwelling type: Detached house **Reference number:** 0189-2809-6993-9471-6171
Date of assessment: 31 January 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 31 January 2019 **Total floor area:** 155 m²

Use this document to:

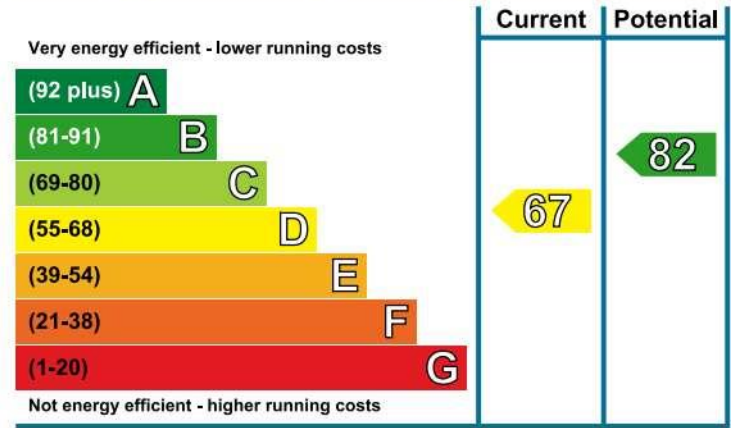
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,438
Over 3 years you could save	£ 900

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 507 over 3 years	£ 282 over 3 years	
Heating	£ 2,487 over 3 years	£ 2,031 over 3 years	
Hot Water	£ 444 over 3 years	£ 225 over 3 years	
Totals	£ 3,438	£ 2,538	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



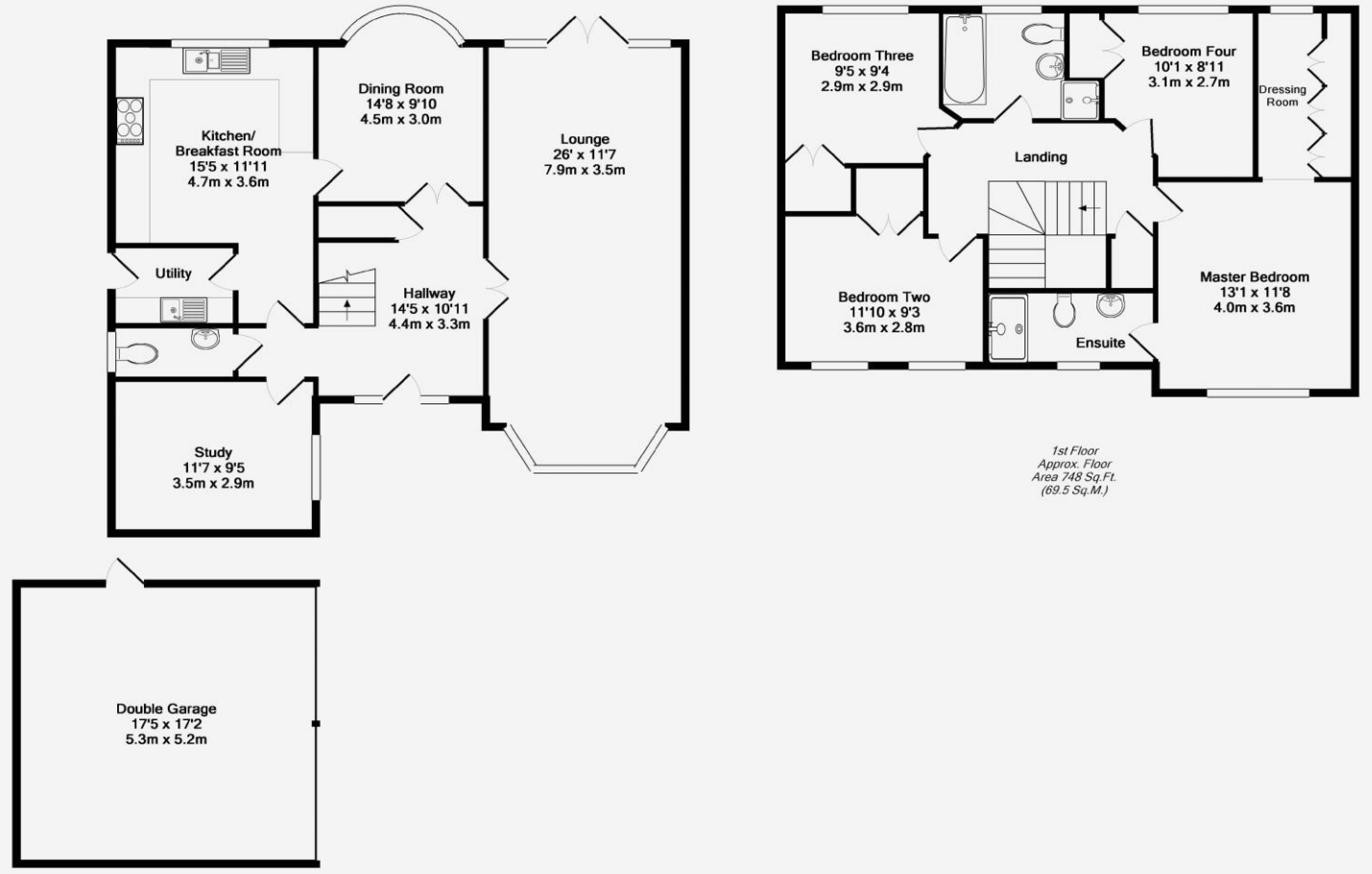
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 303
2 Low energy lighting for all fixed outlets	£60	£ 189
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 282

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



Total Approx. Floor Area 1922 Sq.Ft. (178.5 Sq.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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