



**Connells**

Wadham Grove  
Emersons Green Bristol



## Property Description

Tucked away in a peaceful cul-de-sac, this attractive three-bedroom detached home offers fantastic kerb

appeal with multiple parking spaces, an electric garage, and a beautifully maintained front garden. Inside, the

property features a spacious 20ft lounge with dual access and a gas fireplace, a bay-fronted dining room, fitted kitchen, and convenient cloakroom with space for washing machine and tumble dryer. Upstairs boasts three well-proportioned bedrooms, with an ensuite to the main, all accessed from a generous landing with loft hatch and airing/storage cupboards. The landscaped rear garden is a real highlight - with a mix of lawn, stone, and seating areas under mature trees, leading to a charming outhouse. This home is perfectly suited for growing families looking to make their move into a well-maintained, private and beautifully presented property. This property is ideally situated within close proximity to well-regarded local schools, making it particularly appealing for families. For added peace of mind, the home benefits from a comprehensive CCTV system and a fitted alarm. Additionally, the property features a chimney, offering potential to install a fireplace, subject to the necessary consents.

## Entrance Hall

Laminated flooring, fuse box location, under stairs storage cupboard, and a radiator.

## Cloakroom/Utility

6' 1" x 6' ( 1.85m x 1.83m )

Double glazed window to the rear aspect, fully tiled walls, WC, wash hand basin, space for both

washing machine and tumble dryer with fitted cabinets and worktops over, electric socket, boiler

location, tiled flooring, and a radiator.

## Lounge

20' 4" x 10' 4" ( 6.20m x 3.15m )

Double glazed window to the front aspect and double glazed door to the rear aspect with two

double glazed side panels, gas fireplace, internet and ethernet ports, carpet flooring, and two

radiators.

## Kitchen

10' 7" x 8' 8" ( 3.23m x 2.64m )

Double glazed window to the rear aspect and double glazed door to the side aspect, range of wall

and base units with worktops over, stainless steel sink with mixer tap, electric hob, low-level electric

oven, spotlights, partially tiled walls, space for fridge freezer and dishwasher, tiled flooring, and a

radiator.

## Dining Room

11' 6" x 8' 8" ( 3.51m x 2.64m )

Double glazed bay window to the front aspect, laminated flooring, and a radiator.

## Landing

Access to all three bedrooms, airing cupboard, storage cupboard, loft hatch, and access to the family bathroom.

## Bedroom One

10' 8" x 10' 5" ( 3.25m x 3.17m )

Double glazed window to the front aspect, carpet flooring, built-in wardrobe, access door to

en-suite, and a radiator.

## En-Suite

6' 6" x 4' 5" ( 1.98m x 1.35m )

Obscured double glazed window to the side aspect, electric shower with hose attachment and glass shower screen, extractor fan, WC, wash hand basin with mixer tap, shaver point, tiled flooring, and a radiator.

## Bedroom Two

Double glazed window to the rear aspect, built-in wardrobe, carpeted flooring, TV point, and a radiator.

## Bedroom Three

10' 6" x 8' 7" ( 3.20m x 2.62m )

Double glazed bay window to the front aspect, built-in wardrobe, laminated flooring, and a radiator.

## Bathroom

6' 2" x 6' ( 1.88m x 1.83m )

Obscured double glazed window to the rear aspect, smooth ceilings with spotlights, extractor fan,

WC, wash hand basin with mixer tap, walk-in electric shower with sliding glass panel doors, wood

effect flooring, and a radiator.

## Outside

### Front Garden

Set in a quiet cul-de-sac corner plot, the front garden includes a lawn and brick-laid frontage with

potted plants and a feature tree. There's a tinned shed to the side, as well as multiple driveway parking spaces in front of the garage. A carport is attached to the garage for undercover parking,

with a lamp post-style feature and a well-presented kerb appeal.

### Rear Garden

Fully enclosed by fenced boundaries with side access gate. Landscaped and well-established, featuring a circular lawn surrounded by chipping's and mature planted borders. Cold stone area near the house for seating, a pathway leading to a large outhouse at the far end, and decorative blue planters and trees throughout. Storage space available on both sides of the property.

## Garage

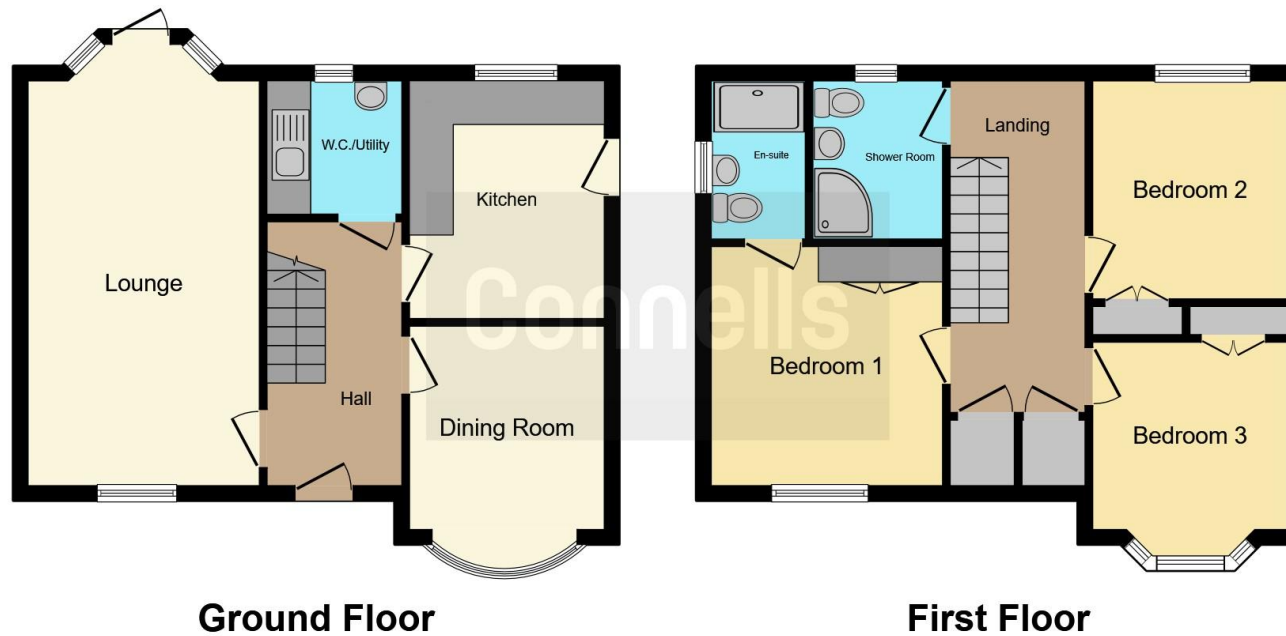
18' 4" x 8' 9" ( 5.59m x 2.67m )

Electric garage door with remote control, power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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