

for sale

offers over **£750,000** Freehold



Harrison Close Emersons Green Bristol BS16 7HB

****Spacious Four-Bedroom Detached Home with Double Garage & Study****

Tucked away in a sought-after cul-de-sac, this well-presented four-bedroom detached home offers generous living space, including multiple reception rooms, ideal for growing families.

- Energy Rating: Awaited
- Detached family residence
- Integral Double Garage
- Four well-proportioned bedrooms
- Fitted kitchen with utility room

Property Details

Ground Floor

Entrance Hall

A welcoming central hallway providing access to the principal reception rooms, cloakroom/WC, study, kitchen and staircase to the first floor.

Living Room

18' 5" x 11' 11" (5.61m x 3.63m)

A spacious reception room with excellent natural light, ideal for family living and entertaining.

Dining Room

11' 1" x 10' 4" (3.38m x 3.15m)

A separate dining room overlooking the rear aspect, perfect for formal dining and family gatherings.

Kitchen

13' 5" x 10' 9" (4.09m x 3.28m)

Fitted kitchen offering ample worktop and storage space with direct access to the utility room.

Utility Room

9' 1" x 5' 6" (2.77m x 1.68m)

Practical ancillary space for laundry appliances and additional understairs storage.

Study

7' 10" x 11' 2" (2.39m x 3.40m)

An ideal home office, study or hobby room.

Cloakroom/Wc

Convenient ground floor guest facility with WC and wash hand basin.

Integral Double Garage

17' 7" x 15' 2" (5.36m x 4.62m)

Electric double garage door, providing secure parking, storage or potential workshop space.

First Floor

Principal Bedroom 15' 1" x 11' 11" (4.60m x 3.63m)

A generous double bedroom benefiting from wall-wall fitted wardrobes and a private en-suite shower room.

En-Suite

10' 1" x 5' 5" (3.07m x 1.65m)

WC, Wash hand basin and corner shower with glass screen.

Bedroom Two

15' x 14' 5" (4.57m x 4.39m)

A substantial double bedroom with excellent floor space and fitted wardrobes.

Bedroom Three

12' x 10' 10" (3.66m x 3.30m)

A comfortable double bedroom with fitted storage.

Bedroom Four

14' 3" x 9' 5" (4.34m x 2.87m)

A well-sized fourth bedroom with fitted wardrobes, suitable for guests, children or home working.

Family Bathroom

9' 7" x 6' 3" (2.92m x 1.91m)

Comprising bath, separate double shower, wash basin and WC.

Rear Garden

Stunning mature and well maintained partly walled garden, laid to lawn with large patio area and pergola.

Front Garden

Driveway for multiple cars and laid to lawn.



To view this property please contact Connells on

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Property Ref: EME307130 - 0008

Tenure:Freehold EPC Rating: Awaiting

Council Tax Band: F

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