



Connells

Clevedale
Bristol



Property Description

The ground floor welcomes you with a spacious entrance hall leading to an impressive 17'3" x 14'9" living room, providing an excellent space for relaxing and entertaining. To the rear, the property boasts a substantial 19'2" kitchen/dining room, creating the heart of the home with ample space for family meals and social gatherings. A convenient cloakroom/WC and separate utility/laundry area complete the ground floor accommodation.

The first floor offers four well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys generous dimensions, while bedrooms two and three are comfortable doubles and bedroom four provides an ideal nursery, home office, or guest room. A modern family bathroom serves all bedrooms.

Externally, the property benefits from a detached double garage measuring approximately 18'7" x 18'3", offering excellent storage, workshop potential, or secure parking. The home also provides scope for attractive garden space and ample off-road parking. Planning permission granted to further extend the property.

Set within a highly sought-after position just a short stroll from local shops, Downend High Street and the open green spaces of the Frome Valley and Frenchay Common.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with stairs rising to the first floor.

Living Room

17' 3" x 14' 9" (5.26m x 4.50m)
A spacious living room offering excellent natural light and ample space for a range of seating furniture.

Kitchen/Dining Room

19' 2" x 9' 10" (5.84m x 3.00m)
A generous modern kitchen with a range of fitted units, work surfaces and space for dining, creating an ideal area for everyday family living and entertaining.

Utility Room

10' 3" x 5' 5" (3.12m x 1.65m)
Useful utility room providing additional storage and laundry facilities, with access from the kitchen.

Shower Room

Convenient ground floor shower room fitted with a shower, wash hand basin and WC.

First Floor

Landing

Central landing providing access to all bedrooms and the family bathroom.

Bedroom One

12' 2" x 9' 6" (3.71m x 2.90m)
A comfortable double bedroom overlooking the rear aspect.

Bedroom Two

12' 4" x 10' 11" (3.76m x 3.33m)
A spacious double bedroom with room.

Bedroom Three

9' 10" x 6' 11" (3.00m x 2.11m)
A well-proportioned bedroom suitable as a child's room, guest bedroom or home office.

Bedroom Four

9' 10" x 6' 11" (3.00m x 2.11m)
A versatile fourth bedroom offering flexibility for a variety of uses.

Family Bathroom

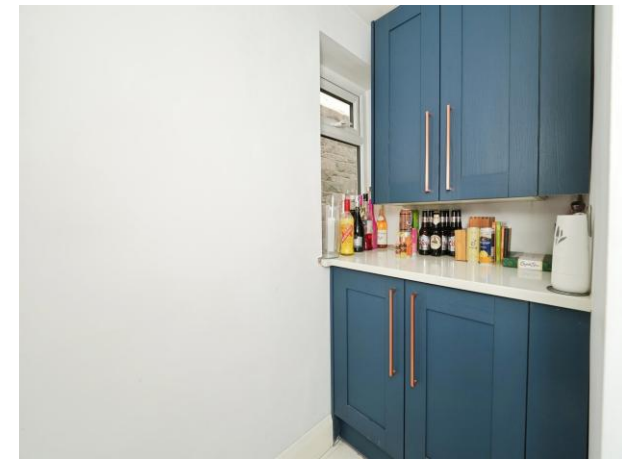
Modern fitted bathroom with bath, double shower, wash hand basin and WC, serving all four bedrooms.

Outside

Garage

A substantial detached garage providing excellent storage, workshop potential or secure parking for vehicles.





To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

EPC Rating: D Council Tax
Band: E

view this property online [connells.co.uk/Property/EME307142](https://www.connells.co.uk/Property/EME307142)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EME307142 - 0009