

for sale

guide price **£585,000**



## Sundew Road Emersons Green Bristol BS16 7LQ

An impressive detached Taylor Wimpey Thornford House boasting 1475 sq ft with double garage. Offering fantastic living space which comprises: 4 double bedrooms, 3 receptions, W.C/utility, bathroom & en-suite. Located within the sought after Lyde Green development..



# Sundew Road Emersons Green Bristol BS16 7LQ

## Entrance Hallway

11' 1" x 2' 1" ( 3.38m x 0.64m )

Radiator, under stair storage cupboard, stairs rising to first floor, doors leading to: study, W.C/utility, kitchen and living room.

## Study

8' 7" x 10' ( 2.62m x 3.05m )

UPVC double glazed window to front, double radiator.

## W,c/Utility Room

8' 7" x 5' 6" ( 2.62m x 1.68m )

White high gloss base units, laminate work top with sink bowl unit inset, close coupled W.C, integrated washing machine, tiled floor,

## Kitchen

10' 10" x 15' 6" ( 3.30m x 4.72m )

UPVC double glazed window to front, range of fitted white high gloss wall and base units, laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric double oven and gas hob, extractor fan hood, integrated dishwasher, integrated fridge freezer, wall cupboard housing boiler, tiled floor, double doors leading through to dining room.

## Dining Room

10' 5" x 12' 5" ( 3.17m x 3.78m )

UPVC double glazed French doors with matching side window panels leading out to rear garden.

## Living Room

15' 6" x 12' 5" ( 4.72m x 3.78m )



UPVC double glazed French doors with matching side window panels leading out to rear garden, radiator, door to dining room.

## Landing

Loft hatch, radiator, built in airing cupboard housing hot water tank, doors leading through to bedrooms and bathroom.

## Bedroom One

15' 1" x 15' 6" ( 4.60m x 4.72m )  
Two UPVC double glazed windows to front, radiator, door to en-suite.

## En-Suite

8' 7" x 5' 6" ( 2.62m x 1.68m )  
Close coupled W.C, pedestal wash hand basin, shower enclosure with sliding door, mains controlled shower system, tiled floor, part tiled walls, chrome heated towel radiator, shaver point, extractor fan.

## Bedroom Two

10' 10" x 13' 1" Max ( 3.30m x 3.99m Max )  
UPVC double glazed window to front, fitted double mirror fronted wardrobe.

## Bedroom Three

10' 10" x 12' 5" Max ( 3.30m x 3.78m Max )  
UPVC double glazed window to rear, radiator, fitted mirror fronted wardrobes.

## Bedroom Four

8' 7" x 12' 5" Max ( 2.62m x 3.78m Max )  
2.62m x 3.78m (8'7" x 12'5") - UPVC double glazed window to rear, fitted mirror fronted wardrobe, radiator.

## Bathroom

Opaque UPVC double glazed window to rear, suite comprising: panelled bath, glass shower screen and mains controlled shower over, tiled walls and floor, shaver point, chrome heated towel radiator, extractor fan.

## Outside

Rear Garden - Full width patio leading to a good sized lawn, borders laid to stone chippings, water tap, outside light, courtesy door to garage, side gated access, enclosed by boundary fencing.

## Front Garden

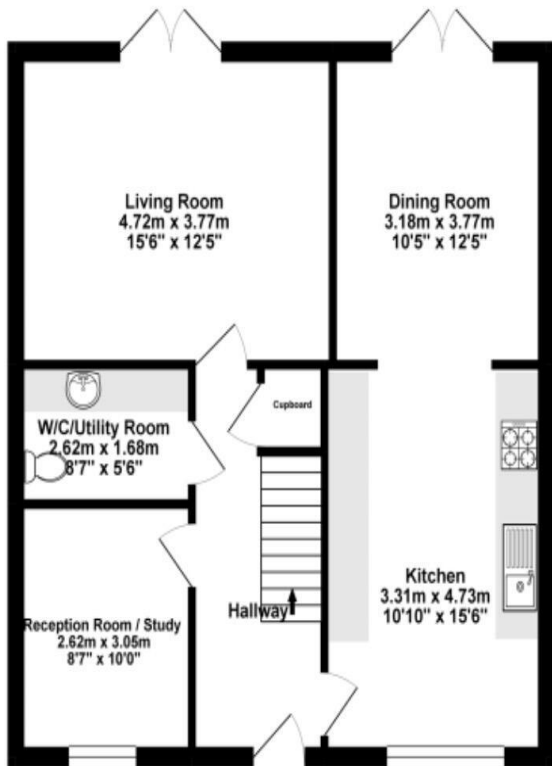
Laid to lawn with plant borders, paved pathway to entrance.

## Double Garage

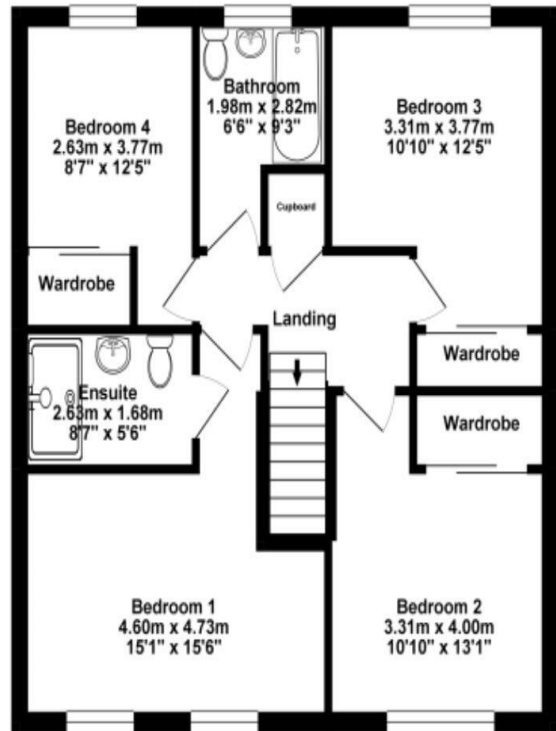
21' x 20' 1" ( 6.40m x 6.12m )  
Two up and over doors, power and light.



GROUND FLOOR



1ST FLOOR



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Property Ref: EME306940 - 0009

Tenure:Freehold EPC Rating: B

Council Tax Band: F

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