



**Connells**

Goldenrod Road  
Emersons Green Bristol

# Goldenrod Road Emersons Green Bristol BS16 7PN

for sale offers over  
**£365,000**



## Property Description

A well-presented three-bedroom, three-storey town house offering spacious and versatile accommodation arranged over three floors, extending to approximately 845 sq ft.

The ground floor provides a welcoming entrance hall, a convenient downstairs WC, a comfortable lounge and a well-proportioned kitchen/diner with ample space for both cooking and entertaining.

The first floor features two good-sized bedrooms, together with a family bathroom. The second floor is dedicated to the principal bedroom, which benefits from an en-suite shower room and excellent proportions.

Lyde Green is a highly sought-after and well-planned modern development offering a strong sense of community alongside excellent everyday convenience. The area benefits from a wide range of local amenities including supermarkets, shops, cafés and well-regarded schools, as well as attractive green open spaces. Residents also enjoy easy access to the nearby David Lloyd Health Club, providing premium leisure and fitness facilities.

Ideally positioned for commuters, Lyde Green offers excellent transport links with the A4174 Ring Road, M4 and M5 motorway networks all easily accessible, in addition to the nearby Park & Ride service offering direct routes into Bristol city centre, and Parkway Train Station within close proximity. An ideal location for professionals and families alike.

## Ground Floor

### Entrance Hall

Welcoming entrance hall with stairs rising to the first floor and doors leading to the principal ground floor accommodation.

### Kitchen/Diner

12' 10" x 11' 11" ( 3.91m x 3.63m )

A well-proportioned extended kitchen/dining space providing ample room for a range of fitted units and appliances, together with a dedicated dining area.

### Lounge

11' 10" x 11' 11" ( 3.61m x 3.63m )

A comfortable reception room offering generous living space and providing an ideal area for relaxing and entertaining.

### Cloakroom

Convenient ground floor WC.

## First Floor

### Bedroom Two

11' 11" x 10' 5" ( 3.63m x 3.17m )

A spacious double bedroom with excellent proportions.

### Bedroom Three

12' x 9' 11" ( 3.66m x 3.02m )

A versatile bedroom which would make an

ideal child's bedroom, guest room or home office.

## Family Bathroom

Fitted with a suite comprising bath, wash hand basin and WC.

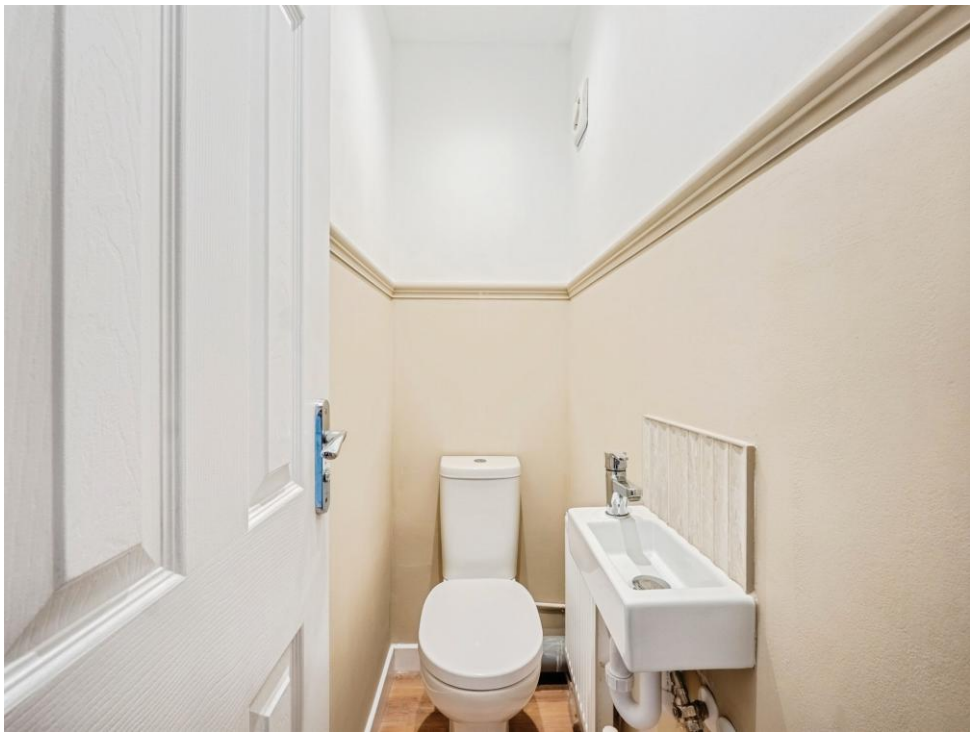
## Second Floor

### Principal Bedroom

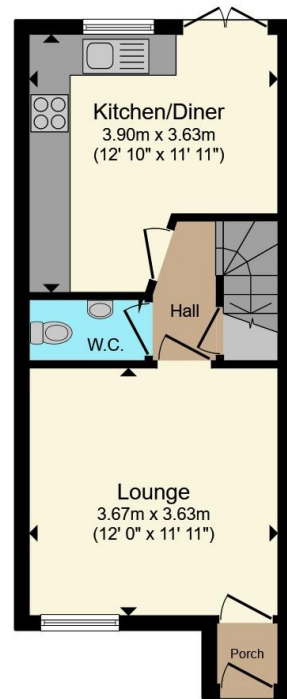
17' 1" x 9' 2" ( 5.21m x 2.79m )

A particularly impressive principal bedroom occupying the entire second floor, offering excellent floor space and a good degree of privacy.

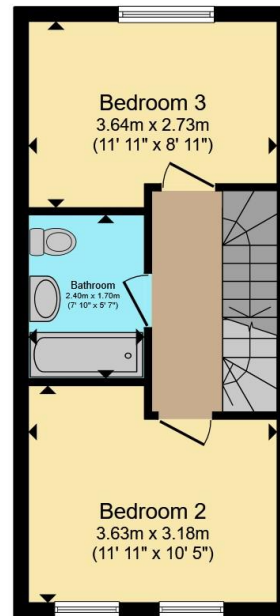




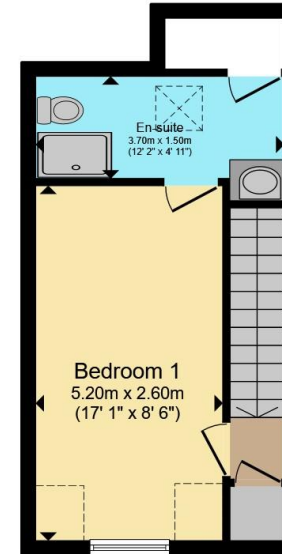




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 87.8 m<sup>2</sup> (945 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

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