



Connells

Tulip Road
Emersons Green BRISTOL



Property Description

Beautifully presented and arranged over three floors, this spacious three-bedroom semi-detached home offers modern, flexible accommodation alongside a stunning landscaped rear garden and off-road parking to the front.

The heart of the home is the impressive open-plan kitchen/lounge, providing a bright and sociable living space ideal for both everyday family life and entertaining. The contemporary kitchen is complemented by generous living space and French doors opening onto the rear garden. A convenient ground floor cloakroom completes the ground floor accommodation.

On the first floor are two well-proportioned bedrooms and the family bathroom, while the second floor is dedicated to the superb principal bedroom. Occupying the entire top floor, this impressive room provides a spacious and private retreat.

Outside, the property continues to impress with driveway parking to the front and a beautifully landscaped rear garden. Designed to maximise enjoyment of the outdoor space, the garden features two patio seating areas, attractive planting, a lawned section and a useful garden shed.

Combining modern living, versatile accommodation and excellent outdoor space, this fantastic home is ideal for families, professionals and first-time buyers alike.

Entrance Hall

Entrance door, stairs rising to the first floor, access to the cloakroom and opening into the kitchen/lounge.

Kitchen/Lounge

A superb open-plan living space forming the heart of the home. The kitchen area is fitted with a range of contemporary wall and base

units with work surfaces over and fully integrated cooker, fridge/freezer, dishwasher and washer/dryer. The lounge area offers excellent space for both seating and dining furniture, with French doors opening onto the rear garden.

Cloakroom

Fitted with a low-level WC and wash hand basin.

First Floor Landing

Providing access to two bedrooms and the family bathroom.

Bedroom Two

A well-proportioned double bedroom overlooking the rear aspect.

Bedroom Three

A versatile room ideal as a nursery, home office or single bedroom.

Family Bathroom

Fitted with a panelled bath with shower over, wash hand basin and low-level WC.

Principal Bedroom

Occupying the entire second floor, this impressive main bedroom offers generous proportions and creates a peaceful retreat with ample space for a range of bedroom furniture.

Front Exterior

Off-road parking situated directly to the front of the property.

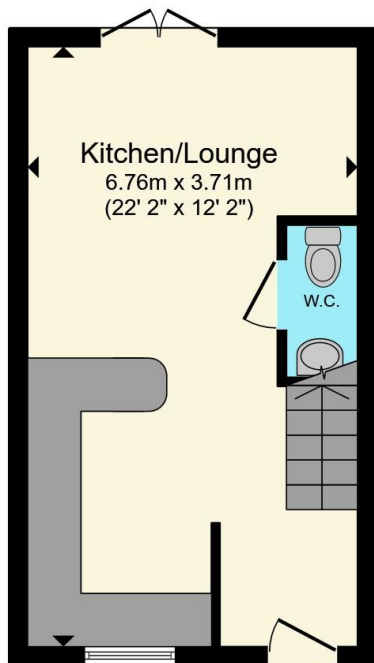
Rear Garden

A particular feature of the property is the beautifully landscaped rear garden, designed to provide both enjoyment and practicality. The garden features a lawned area, attractive planted borders, two separate patio seating areas ideal for relaxing or entertaining guests, and a useful garden shed for storage.

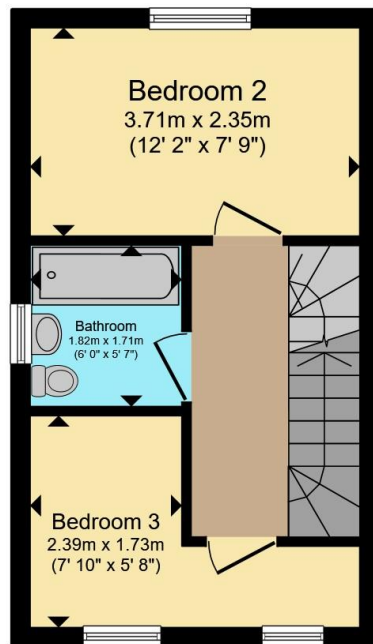
Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

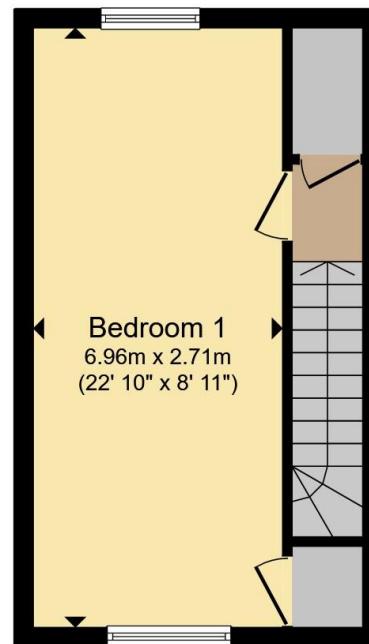




Ground Floor



First Floor



Second Floor

Total floor area 75.2 m² (810 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

Connells

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EPC Rating: B Council Tax
Band: C

view this property online connells.co.uk/Property/EME307341

Tenure: Freehold



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