

Connells

Emerson Way
Emersons Green Bristol

Emerson Way
Emersons Green Bristol BS16 7AS

for sale offers over
£550,000







Property Description

This Four Bedroom Detached family residence commands an enviable position within ever desirable Emersons Green. This property boasts generous gardens along with a double Garage providing plentiful off street parking. If you are looking for spacious, relaxed living, then this property is surely the one for you. A welcoming Hallway sets the scene and leads either to an impressive, dual aspect Lounge, or to a separate Dining Room/Study. The lovely Lounge leads out via Patio Doors onto the fantastic rear Garden. The separate Dining Room/Study offers a versatile space in which to dine or to work. The Kitchen Breakfast Room provides an excellent family space. A separate Utility and a downstairs guest Cloakroom complete this delightful Home. To the first floor can be found Bedrooms and the Family bathroom. The Master Bedroom benefits from having an en-suite Shower Room.

Easy access to Bristol via the M32 and to Reading and London via the M4 makes this an ideal location for commuters. Emersons Green offers fantastic facilities for families, including highly regarded schools, a wide range of shops, eateries, and leisure amenities. Green spaces are plentiful, with cycle paths and bus routes readily accessible throughout the area. The A4174 Ring Road provides excellent commuter and transport links to nearby suburbs, as well as to Bristol, Bath, and destinations further afield. Offered with no onward chain, and with everything this wonderful home has to offer.

Entrance Hall

Double glazed leaded light feature door to front with obscured glazing plus double glazed panel to side with obscured glazing. Textured and coved ceiling, coir matting to floor leading to carpeted areas, doors to principle rooms and cloakroom, stairs rising to the first floor, under stairs storage cupboard and radiator.

Cloakroom

Wash hand basin with tiled splashbacks, WC and radiator.

Lounge

21' 6" x 12' 1" (6.55m x 3.68m)

Dual aspect with double glazed window to front and double glazed patio doors to rear, coved and textured ceiling, gas feature fireplace set upon a hearth with surround and mantel over, TV point and two radiators. Door from hall plus sliding timber and glazed doors to kitchen/breakfast room.

Dining Room/Study

Double glazed window to front, textured ceiling, door from hallway, telephone point and radiator.

Kitchen / Breakfast Room

18' 2" x 8' 5" (5.54m x 2.57m)

Two double glazed windows to the rear aspect, coved and textured ceiling, sliding timber and glazed doors from Lounge, range of wall and base units with worktops over and tiled splashbacks, 1 and 1/2 bowl sink and drainer, integrated oven with electric hob and extractor over, integrated dishwasher, TV point, door to Utility and two radiators.

Utility

Double glazed obscured door with side panel to side aspect, fuse box (consumer unit) textured ceiling, wall mounted boiler, integrated fridge freezer, integrated washing machine, stainless steel sink and drainer, wall and base units and radiator. Wall mounted clothes dryer.

Landing

Doors to rooms plus loft access, textured ceiling, stairs rising from ground floor, airing cupboard housing hot water tank and slatted shelving.

Bedroom One

12' 3" x 10' 4" (3.73m x 3.15m)

Double glazed window to the front aspect, textured ceiling, door to en-suite, TV point, telephone point, built in wardrobes and radiator.

En Suite

Double glazed obscured window to the front aspect, shower cubicle, textured ceiling, wall mounted wash hand basin, WC, extractor and radiator.

Bedroom Two

12' 3" x 10' 1" (3.73m x 3.07m)

plus built in wardrobes (3.73m x 3.07m plus built in wardrobes)

Double glazed window to the front aspect, textured ceiling, built in wardrobes and radiator.

Bedroom Three

8' 10" x 8' 7" (2.69m x 2.62m)

plus wardrobes (2.69m x 2.62m plus wardrobes)

Double glazed window to the front aspect, textured ceiling, built in wardrobes and radiator.

Bedroom Four

8' 10" x 7' 11" (2.69m x 2.41m)

plus wardrobes x 7' 11" (2.69m plus wardrobes x 2.41m)

Double glazed window to the rear aspect, textured ceiling, built in wardrobes and radiator.

Bathroom

Double glazed obscured window to the rear aspect, part tiled walls, textured ceiling, panelled bath with shower over with folding shower screen, pedestal wash hand basin, WC and radiator.

Outside

Double Garage (not split) with tiled roof incorporating a covered walkway to the side of the property, courtesy door to rear and two doors to front, light and power.

Front Approach

Laid to lawn with boundary hedging and wall with railings, open access to driveway providing off street parking, gated side access to each side of the property, borders laid to chippings plus flower and shrub borders. Open storm porch with tiled canopy over, courtesy light, paving to front with pathways leading to each side of the property.

Rear Garden

Larger than usual, mainly laid to lawn, fully enclosed with gated side access to each side, patio area, outside tap. Courtesy door to the double Garage.

Agent's Note:

Please note that the final garden image has been AI-generated to illustrate the potential for a garden room within the rear garden. This image is for indicative purposes only and does not represent an existing structure. Any future development would be subject to the necessary planning permissions, building regulations approval, and any other relevant consents. Prospective purchasers should make their own enquiries with the relevant authorities regarding the feasibility of any proposed development.

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.



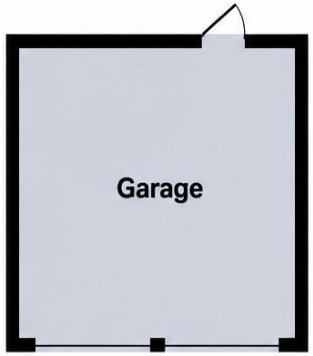




Ground Floor



First Floor



Garage





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: F

view this property online connells.co.uk/Property/EME307357

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.

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