

Connells

Wadham Grove
Emersons Green Bristol

Wadham Grove
Emersons Green Bristol BS16 7DX

for sale offers in excess of
£600,000







Property Description

This impressive detached family home offers generous, flexible accommodation throughout and is perfectly suited to modern family life. Extending to approximately 1,541 sq. ft., the property combines spacious reception areas with well-proportioned bedrooms, making it ideal for growing families or those working from home. Upon entering, a welcoming entrance hall provides access to the principal ground floor accommodation. To the front of the property is a versatile office, ideal as a home workspace, playroom or snug. The outstanding 20ft dual-aspect living room offers an abundance of natural light and ample space for both relaxing and entertaining.

The true heart of the home is the impressive 20ft open-plan kitchen/dining room, featuring extensive worktop and cupboard space, room for a central island and dining table, with doors opening onto the garden, creating the perfect setting for family gatherings and summer entertaining. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the first floor offers four well-proportioned bedrooms. The generous principal bedroom benefits from built-in wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. **NO ONWARD CHAIN**

Entrance Hall

A superb dual-aspect reception room flooded with natural light from the attractive bay window and additional rear window. Offering generous space for multiple sofas and family furnishings, this is the perfect room for relaxing or entertaining.

Kitchen/Dining Room

The heart of the home, this spacious open-plan kitchen/dining room offers an extensive range of fitted units with ample work surfaces and integrated cooking facilities. There is excellent space for a large dining table and central island, making it ideal for everyday family life and entertaining. Doors provide direct access to the garden.

Office/Play Room

A versatile room currently arranged as a play room, equally suited as an office, snug or ground floor bedroom if required.

Cloakroom

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

First Floor

Landing

Providing access to all four bedrooms, family bathroom and airing cupboard.

Bedroom One

A spacious principal bedroom featuring built-in wardrobes and ample space for a king-size bed and bedroom furniture.

En-Suite

Comprising a shower enclosure, wash hand basin and low-level WC

Bedroom Two

A generous double bedroom with plenty of space for wardrobes and additional furniture.

Bedroom Three

A comfortable double bedroom overlooking the front of the property.

Bedroom Four

A well-proportioned fourth bedroom, ideal as a child's bedroom, guest room or additional home office.

Family Bathroom

A modern family bathroom fitted with a panelled bath, wash hand basin and low-level WC.

Garage

A detached garage providing secure parking, excellent storage or workshop space.

Store

A useful additional store room offering further storage for bicycles, gardening equipment or outdoor furniture.

Garden

Good size rear garden with patio and laid to lawn.

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.











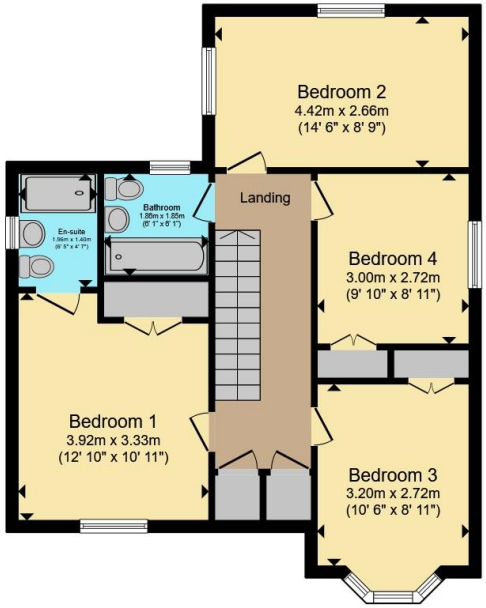




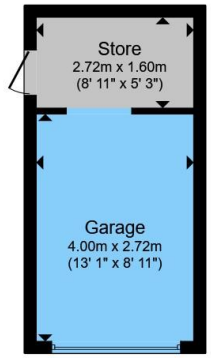




Ground Floor



First Floor



Outbuilding

Total floor area 143.2 m² (1,541 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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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

EPC Rating: C

Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/EME307197

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.