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63 Emerson Way, Bristol, BS16 7AP

**£320,000**

Call now to book your viewing on this popular 3 bedroomed home built by David Wilson homes. Situated just a stones throw away from local amenities in Emersons Green this home comprises of entrance lobby, lounge, kitchen, 3 double bedrooms and a family bathroom. Outside you'll find a lovely low maintenance garden, a lawned front garden with driveway leading to a single garage. This property is being sold with no onward chain!!



### Entrance lobby

Enter via glass panel door to front, radiator

### Living Room



Double glazed bay window to front, two radiators, stairs rising to first floor.

### Kitchen



Double glazed window and door to rear. A range of wall and base units with work surfaces over, inset sink and drainer, built in electric oven and gas hob with extractor hood over, plumbing for dishwasher and additional utility appliance space. (Additional plumbing in the garage for a washing machine).

### Landing

Door to airing cupboard housing the hot water tank, loft access, radiator, doors leading to...

### Master Bedroom



Double glazed window to front, triple fitted wardrobes, radiator.

### Bedroom Two



Double glazed window to front, radiator.

### Bedroom Three



Double glazed window to rear, radiator, over stair storage cupboard.

## Family bathroom



Double glazed window to rear. Suite comprising a panel bath with shower over, low level WC, pedestal wash hand basin, tiled splash backs, shaver point, extractor fan, radiator.

## Outside

### Front Garden

Driveway offering off road parking x 2 vehicles and leading to garage. Area laid to lawn.

### Rear Garden



Enclosed by fencing and laid to patio with a variety of plants and shrubs, door leading into garage.

## Garage

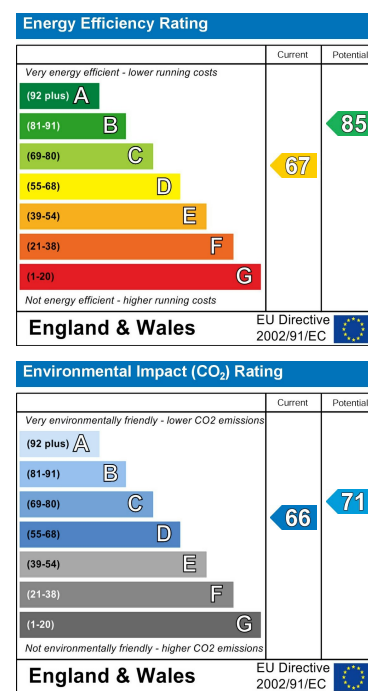
Up and over door, power and light, plumbing for a washing machine, rear access door into rear garden.



## Floor Plan



## Area Map



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