



BISSEX MEAD
EMERSONS GREEN, BRISTOL, BS16 7DY

£475,000



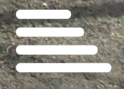
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GROUND FLOOR

Porch

Hall

Lounge Dining Area
22'8 x 9'10 max

Kitchen
10'10 max x 10'8 max

Utility Room
5'3 x 3'3

WC
4'7 x 3'3

Study/Bedroom
17'6 x 7'10

FIRST FLOOR

Landing

Bedroom
12'9 max x 10'10 max

En-Suite Shower Room
8'8 x 8'1

Bedroom
9'7 x 8'8

Bedroom
9'8 x 6'6

Family Bathroom
6'3 x 6'2

EXTERNAL

Rear Garden

Front Garden

Off Road Parking



NO ONWARD CHAIN

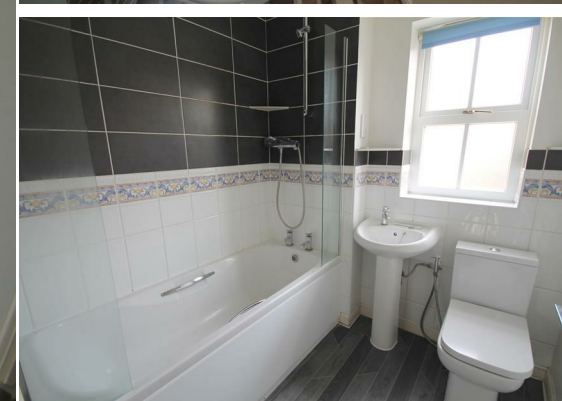
A stylish four bedroom detached family home that we believe will appeal to an array of potential purchasers. In our opinion this attractive property certainly has 'kerb appeal' and presents the perfect opportunity for those looking for a spacious modern property.

The ground floor accommodation comprises a well-proportioned open plan living space. The lounge/dining area benefits from a dual aspect with a double-glazed window to the front elevation and French doors to the rear. The open plan kitchen has been designed to maximise all available space, there are a range of wall and base units finished with sleek High Gloss doors in contrasting colours; integrated appliances include a fridge freezer, dishwasher, oven, induction hob and extractor. There is a door leading to a utility room with space and plumbing for a washing machine and tumble dryer above plus a further doors to a cloakroom and the garden. Accessed from the hallway is another room which is currently used as a fourth bedroom.

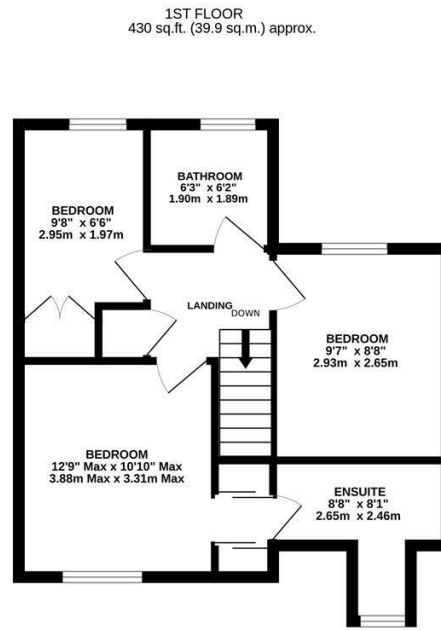
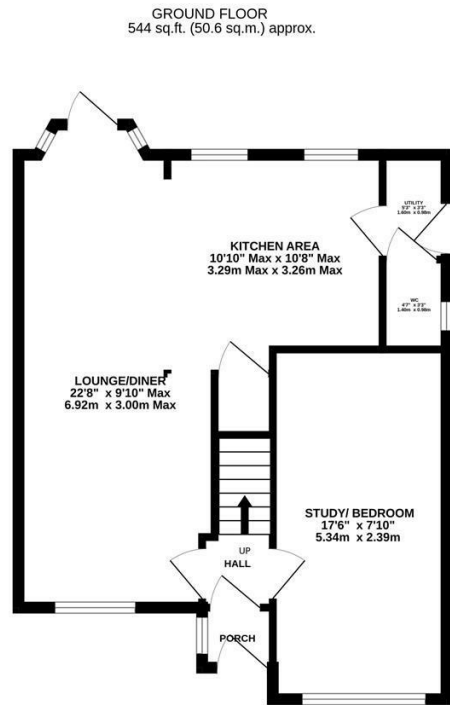
To the first floor are three bedrooms with the master suite undoubtedly a fantastic asset that will set this property apart from the competition. Fitted wardrobes and a contemporary en-suite shower room with mains plumbed shower add to the executive feel. The family bathroom has a white three piece suite with an obscured double glazed window to the rear elevation.

The low maintenance rear garden is fully enclosed by way of timber-lap fencing providing security and peace of mind for those with small children. Predominantly laid to lawn, there is also a paved patio area. The front has a tarmac drive offering off road parking.

Conveniently located in the heart of Emersons Green with all the associated amenities close at hand. Pomphrey Hill and the Bristol to Bath cycle path are within what we feel to be realistic walking distance. Emersons Green Retail Park, Downend High Street is just a short distance away as is access onto the ring road and other commuting routes.



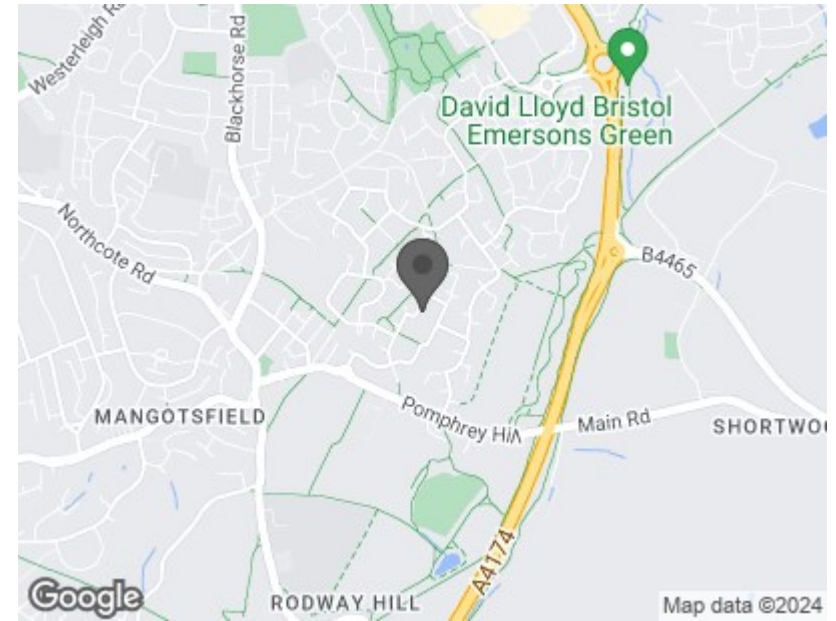
FLOOR PLAN



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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