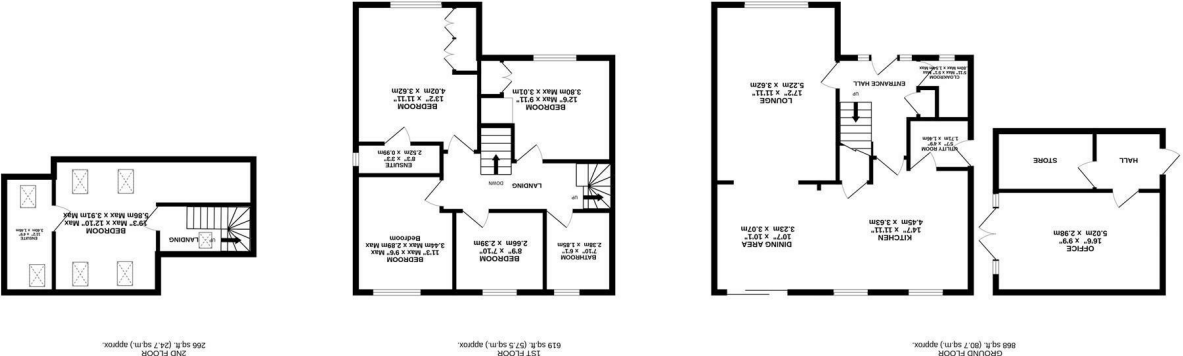




FLOOR PLAN

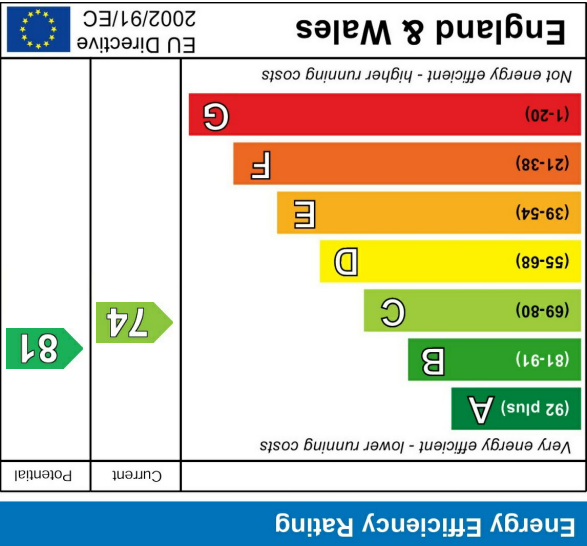


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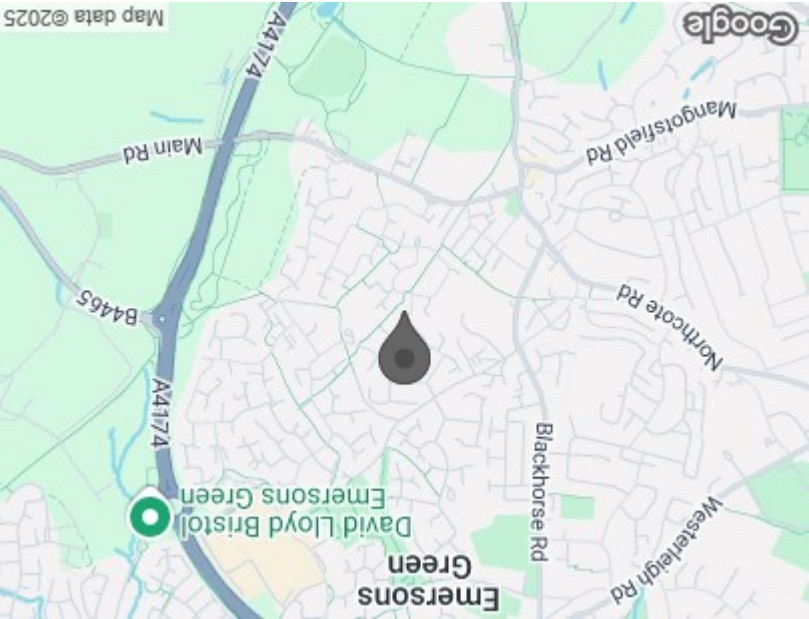
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AREA MAP





EMET LANE
EMERSONS GREEN, BRISTOL, BS16 7BX
OFFERS OVER £600,000



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1



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Ground Floor

Entrance Hall

Lounge

17'2 x 11'11

Dining Area

10'7 x 10'1

Kitchen

17'7 x 11'11

Utility Room

5'7 x 4'9

Cloakroom

5'11 max x 5'1 max

First Floor

Landing

Bedroom

13'2 x 11'11

Ensuite

8'3 x 3'3

Bedroom

12'6 max x 9'11

Bedroom

11'3 max x 9'6 max

Bedroom

8'9 x 7'10

Bathroom

7'10 x 6'1

Second Floor

Landing

Bedroom

19'3 max x 12'10 max

Ensuite

11'2 x 4'9

External

Garden

Drive

Outbuilding

Hall

Store

Office

16'6 x 9'9

This substantial five bedroom detached family home is conveniently positioned close to local schools and amenities. Constructed by Redrow, this executive residence is ideal for a growing family seeking both comfort and style.

Step inside and you're immediately greeted by a welcoming entrance, leading into a home that has been laid out. The ground floor unfolds into a spacious kitchen/dining area to showcase a sleek, contemporary aesthetic. There are full height cupboards, a central island, and integrated appliances include a fridge, freezer, eye level double oven, hob and dishwasher. Patio doors open from the dining area to the garden, seamlessly extending the living space outdoors. A separate utility room complete with space for a washing machine and tumble dryer, provides abundant storage and practicality.

The living room, adjacent to the kitchen, offers a flexible open-plan layout. With the option to create separate rooms as desired this well-proportioned space provides a tranquil retreat. A downstairs WC and handy storage cupboard complete the ground floor.

To the first floor, you'll find four generously sized bedrooms. The principal bedroom features an ensuite shower room and built-in wardrobes, offering a private sanctuary. A well-appointed family bathroom serves the remaining bedrooms on this level.

The second floor reveals a remarkable additional bedroom with its own ensuite shower room. This space is flooded with natural light and offers expansive views of the surrounding area.

The rear garden is a true delight, offering a private and landscaped oasis. Mature plants and shrubs create a charming backdrop, while a well-proportioned decking area provides an inviting space for outdoor entertaining.

Externally, a driveway provides ample parking for multiple vehicles. A unique aspect of this home is the garage conversion which has created a versatile area currently utilized as a workspace accessed via a separate side entrance, ensuring privacy and independence.

