



Connells

Robert Court
Emersons Green Bristol



Property Description

b This fantastic, extended Three Bedroom Semi Detached Home enjoys an enviable cul-de-sac position within the heart of Emersons Green

Having been lovingly extended to provide a generous Porch plus a downstairs Guest Cloakroom, this property is sure to appeal to those looking for a family home with excellent proximity to local schools, shops and amenities. A lovely Lounge is not only inviting, but sets the scene with regards to how well-presented this home is. Having a conservatory provides an extra space in which to appreciate the wonderful garden here, or to relax or entertain. The well-stocked and well managed Garden is a delight plus has plenty of storage space in respect of sheds plus having a courtesy door into the Garage.

There is delightful Kitchen incorporating a 5 ring gas hob, electric oven plus space for appliances. To the first floor, a modern Shower Room with a Double Shower cubicle is an impressive feature of this fabulous property.

Locally, the A4174 Ring Road as well as Cycle Paths and Bus Routes provide good commuter links. There are plenty of green spaces and the area is renowned for being known as a family orientated place to live.

This property is sure to be popular: Call Connells so as not to miss out!

Entrance Hall

Double glazed obscured leaded light door into Porch with a double glazed window to the front, recessed spotlight, door to Cloakroom, tiled floor, timber and glazed door into the Lounge and a radiator.

Cloakroom

Double glazed obscured window to the side aspect, recessed spotlight, fuse box, WC and wash hand basin.

Lounge

18' 5" into Bay x 12' 3" (5.61m into Bay x 3.73m)

Double glazed bay window to the front aspect, stairs rising to the first floor, feature fireplace set upon a hearth with surround and mantle over, TV point, telephone point and two radiators.

Kitchen

12' 2" x 8' 1" (3.71m x 2.46m)

Double glazed obscured glazed door leading to the Conservatory, double glazed window to the rear aspect, fitted kitchen with a range of wall and base units with worktops over, part tiled walls, five ring gas burner hob with extractor over plus electric oven, single bowl stainless steel sink and drainer, under counter space for a fridge and for a freezer, space and plumbing for a washing machine, wall mounted boiler and a radiator.

Conservatory

10' 9" x 10' (3.28m x 3.05m)

Of UPVC and glass construction, double glazed windows to side and rear aspect with a double glazed French doors leading to the rear garden, ceiling light and fan and wood flooring.

Landing

Doors to rooms, loft access, airing cupboard housing the hot water tank with slatted shelving and a radiator.

Bedroom One

13' x 12' 3" (3.96m x 3.73m)

Two double glazed windows to the front aspect, radiator.

Bedroom Two

11' 5" x 8' (3.48m x 2.44m)

Double glazed window to the front aspect, radiator.

Bedroom Three

9' 1" x 8' 5" plus built-in storage (2.77m x 2.57m plus built-in storage)

Double glazed window to the rear aspect, built-in storage cupboard and a radiator.

Shower Room

Double glazed obscured window to the rear aspect, part tiled walls, double shower cubicle, WC, wash hand basin set into vanity unit, extractor fan and a chrome heated towel rail.

Garage

18' x 8' 8" (5.49m x 2.64m)

Single Garage with an up and over door to the front plus a courtesy door from the rear Garden, light and power.

Outside

Front Approach

Paving leading to the front door, grass and chippings areas, outside light and off street parking for several cars.

Side garden with mature shrubs.

Rear Garden

The rear Garden is fully enclosed and is mainly laid to lawn with patio areas and has a well-stocked variety of shrub and flower borders. There are storage sheds plus gated side access and an outside tap.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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