



Connells

Newlands Lane
Emersons Green BRISTOL



Property Description

Connells proudly present this stunning property to the market. Situated over three floors it boasts a lovely Lounge, Four Bedrooms, one with an En-Suite, family Bathroom, Study and a Garage with additional parking.

Located within the ever so popular Lyde Green, properties in this road rarely come to the market and the owners have loved living here. The A4174 Ring Road provides links to the MOD, UWE, Rolls Royce and British Aerospace and also access to the M4/M5 corridor. Bus routes including the Metro Bus provide access to the Bristol to Bath Cycle path. Nearby Emerson's Green and Longwell Green offer an array of Retail and Leisure Parks. Families with young children will not be disappointed as there are a range of well-regarded Primary and Secondary schools nearby. Many clubs are held at the local hall in Emersons Green and Lyde Green. This area really does give you a great family feel and a sense of a real community.

This property is one not to be missed, all in all, this immaculately presented home must be viewed to be fully appreciated!

Entrance

Door to front with obscured glass panel, door to Cloakroom, smooth ceiling, stairs rising to first floor.

Cloakroom

Double glazed obscured window to the front, WC, pedestal wash hand basin, part tiled walls and a radiator.

Kitchen

17' 4" x 11' 9" (5.28m x 3.58m)

Double glazed French doors leading out to the Garden, two double glazed windows - one to the rear aspect and the other to the side. High gloss modern fitted Kitchen with a range of base and wall units with worktops over, smooth ceilings, integrated fridge, dishwasher and washing machine, 1 and 1/2 bowl stainless steel sink and drainer, 4 ring hob with an electric oven and extractor overhead.

Living Room

17' 4" x 15' 8" (5.28m x 4.78m)

Carpeted floor, double glazed French doors leading to a Juliet balcony as well as a rear facing double glazed window, smooth ceiling, TV point and radiator.

Study

6' 11" x 6' 9" (2.11m x 2.06m)

Double glazed window to front, smooth ceiling and radiator.

Bedroom One

13' 2" x 10' 10" (4.01m x 3.30m)

Double glazed window to the rear, smooth ceiling, radiator and built in storage.

Bedroom Two

14' 2" x 10' (4.32m x 3.05m)

Double glazed window to the front as well as well as a Juliet balcony, smooth ceiling and radiator.

Bedroom Three

11' 3" x 10' (3.43m x 3.05m)

Double glazed window to front, smooth ceiling and radiator.

Bedroom Four

11' 10" x 7' 10" (3.61m x 2.39m)

Double glazed window to rear, smooth ceiling and radiator.

Outside

Front and Side Approach

Lawn area to the side of the property with shrubs planted around the boundary, paved walkway to front, rain canopy over the front entrance, glass panel door and security light. Off street parking with access to the Garage.

Rear Garden

Mostly laid to lawn, patio area, enclosed by boundary fencing, outside tap and security light.

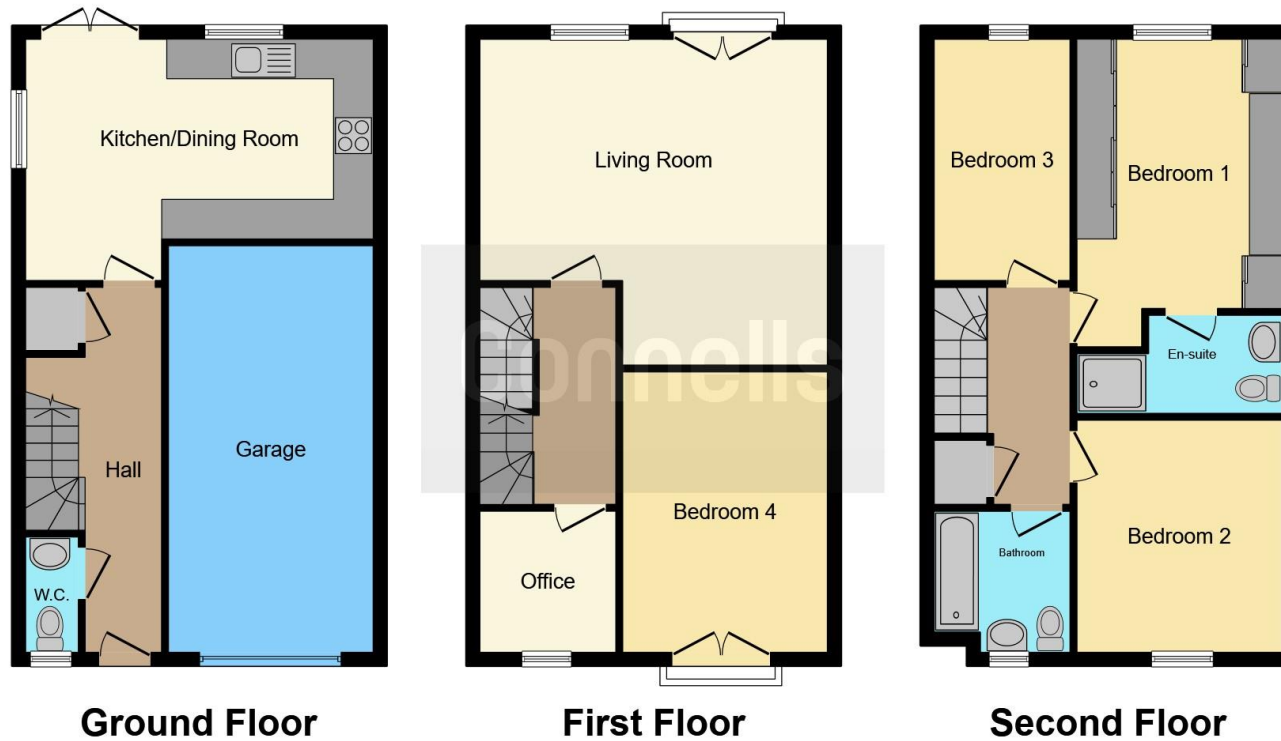
Garage

Up and over door, light and power.









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: B

view this property online [connells.co.uk/Property/EME305879](https://www.connells.co.uk/Property/EME305879)

Tenure: Freehold



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Property Ref: EME305879 - 0003