



Connells

Guest Avenue
Emersons Green Bristol



Property Description

Four Bedroom Detached family home in an enviable position within Emersons Green.

This property boasts generous gardens along with a detached double Garage providing multiple off-street parking. If you are looking for spacious, relaxed living, then this property is surely the one for you. A welcoming Hallway with inbuilt storage sets the scene and leads to the remainder of the ground floor. This comprises of three reception rooms - an impressive, dual aspect Study with underfloor heating which offers a versatile space in which to work from, perhaps to instead dine or play in; the lovely bay windowed Lounge which leads out to a very impressive Kitchen/Dining/Snug room which is also accessed via the Hallway giving a lovely open plan flow. The Kitchen/Dining/Snug room really does provide an excellent family space and benefits from the recent refurbishment of the kitchen, with anthracite tri-fo doors out onto the paved Garden patio. A separate Utility and a downstairs guest Cloakroom completes the ground floor.

To the first floor you will find four double Bedrooms with the Master Bedroom benefits from having an en-suite. There is also a separate Family Bathroom.

Emersons Green offers fantastic facilities for families including Schools, Shops, Restaurants and Leisure amenities. Green spaces are plentiful and Cycle Paths and Bus routes are all easily accessible. The A4174 provides excellent commuter and social network links.

Entrance Hallway

Composite door to front with obscured glazing plus double glazed panel to side with obscured glazing, tiled flooring, smooth ceiling with spot lighting, bespoke built-in storage installed in 2022 also housing the alarm system and access to principle rooms.

Living Room

17' 3" x 12' 1" (5.26m x 3.68m)

Double glazed bay window to the side aspect, fitted shutters, carpet, log burner with planning checked and not required, TV point and radiators, access to the hallway and kitchen/breakfast room.

Study

13' 4" x 8' 6" (4.06m x 2.59m)

Dual aspect double glazed window to front and side, fitted shutters, tiled with underfloor heating, door from hallway and radiator.

Kitchen / Dining

20' 9" x 11' 2" (6.32m x 3.40m)

Newly installed double glazed window to the side overlooking the rear Garden, smooth ceiling with spotlights, access to the utility room, hallway and lounge, range of wall and base units with soft-close doors with Quartz worktops over, white corner larder, kickboard lights, 1 and 1/2 bowl sink inset with mixer tap, integrated dishwasher, integrated double oven with a four ring electric induction hob and stainless steel extractor over, wall to ceiling modern radiator and tiled under floor heating. Space for a tall fridge freezer.

Call Connells today to arrange your viewing!

Snug - Off Kitchen / Dining

11' x 7' 3" (3.35m x 2.21m)

Under floor heating, TV point, tri-fold anthracite patio doors leading to the enclosed rear Garden, wall to ceiling modern radiator. Snug has exterior lighting and outside power to benefit patio area.

Utility

New composite door leading to the garden from the side aspect, smooth ceiling, wall and base units and a sink with tiled splashback, space and plumbing for washing machine, boiler supplying gas central heating and a radiator.

Cloakroom

Newly installed opaque double glazed window, white suite - WC, wash hand basin inset into vanity unit, tiled floor and a radiator.

Landing

Double glazed window to the front aspect with fitted shutters, doors off to Four double bedrooms Family bathroom and two storage cupboards, smooth ceiling with spotlights, access to boarded loft with eaves storage, spindled balustrade.

Bedroom One

12' 6" x 10' 4" (3.81m x 3.15m)

Carpet, double glazed side facing window and radiator, built-in wardrobe and access to the en-suite.

En-Suite

Double glazed obscured window, tiled flooring, half tile surround, modern anthracite towel rail, white wash hand basin inset into vanity unit, toilet and shower with mirrored sliding door and a shaving point.

Bedroom Two

14' x 8' 8" (4.27m x 2.64m)

Dual aspect double glazed windows to the side and front aspect, carpet, built-in wardrobes and a radiator.

Bedroom Three

11' 7" x 8' 5" (3.53m x 2.57m)

Double glazed window to side aspect, carpet, built-in wardrobes and a radiator.

Bedroom Four

10' 5" x 8' 8" (3.17m x 2.64m)

Double glazed window to side aspect, carpet, built-in wardrobes and radiator.

Family Bathroom

8' 2" x 6' 9" (2.49m x 2.06m)

Tiled flooring, part tiled surround, obscured window to the rear garden, double wash hand basin inset into vanity unit with mirrored wall unit, panelled bath with shower attachment, toilet, large separate shower with rain and standard shower heads and a modern anthracite radiator.

Outside

Front Approach

Corner plot - Pathway leading to the front, rain canopy, areas laid to lawn and stone chippings, two wooden gates providing access to the rear Garden, driveway leading to the double Garage, established hedge wraps around the corner plot and conceals patioed bin storage area.

Rear Garden

Fully enclosed by way of boundary wall and newly installed fencing, main area laid to lawn, patio area, chippings to the side of the property, outside security light, outside tap, newly installed courtesy door to the Double Garage.

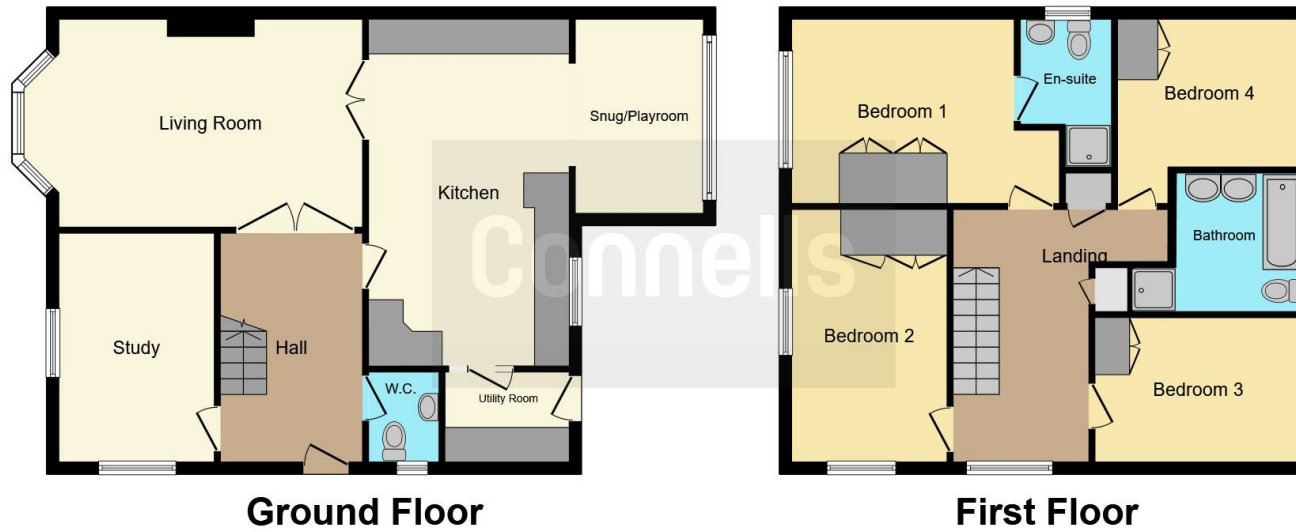
Detached Double Garage

Power, light, two up and over doors and security light to the front.









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

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: D

view this property online connells.co.uk/Property/EME306032

Tenure: Freehold



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