



Connells

Applin Green
Emersons Green Bristol



Property Description

Connells are proud to present this captivating Four Bedroom Detached Property with Double Detached Garage.

Welcome to Applin Green and this stunning residence that seamlessly blends modern luxury with classic charm. This beautiful and well thought out designed home is set amidst the Emerson's Green Community, offering a perfect balance of convenience and nature.

Spacious living areas create an inviting atmosphere. The modern kitchen is equipped with integrated appliances and flows through to the Dining area and Conservatory. An elegant Lounge, Study, Utility and Guest Cloakroom complete the ground floor. To the first floor, there is an impressive Master bedroom with an en-suite, three further bedrooms and the Family Bathroom.

To the rear of the property is a beautifully landscaped Garden, perfect for outdoor gatherings or quiet relaxation. A Double Detached Garage providing secure parking and additional storage space.

This property is perfect for Families seeking a spacious and comfortable home or those who appreciate a blend of modern design and timeless elegance.

Don't miss the opportunity to make Applin Green your dream home. Contact us to schedule a viewing and experience the allure of this exceptional property.

Entrance Hallway

Panelled glass door leading into the front of the property and a leaded light half-length window, wood effect laminate flooring. Doors off to principal rooms, stairs rising to the first floor and a radiator.

Office/Study

9' 1" narrowing to x 8' 7" (2.77m narrowing to x 2.62m)

Double glazed leaded light window to the front aspect overlooking the front garden, wood effect flooring and a radiator.

Living Room

20' 2" narrowing to x 12' (6.15m narrowing to x 3.66m)

Stunning double glazed leaded light Bay window to the front aspect, double glazed window to the side aspect. Gas fireplace set upon a hearth with mantel over, TV point, wood effect laminate flooring and two radiators.

Cloakroom

Double glazed obscured window to the side aspect, W/C, wash hand basin, wood effect laminate flooring, open to under stairs storage space, cupboard and a radiator.

Open Plan Kitchen & Diner

20' 4" narrowing to x 10' 11" (6.20m narrowing to x 3.33m)

Kitchen Area

Double glazed window to the rear aspect overlooking the Garden, Shaker style kitchen with a range of wall and base units and Granite worktops over, a Rangemaster cooker with extractor over and splashback panel, 1 and 1/2 bowl inset stainless steel sink and drainer with a Franke swan neck mixer tap, integrated dishwasher, pan

drawers, breakfast bar with rounded under counter cupboards and an under counter wine cooler, smooth ceiling, tiled flooring, radiator and entry to the Utility area.

Dining Area

Double glazed window to the side aspect, smooth ceiling, tiled flooring, and a radiator. Leading through to the Conservatory.

Utility

Wall and base units with granite worktops over, space and plumbing for washing machine, single bowl stainless steel sink and drainer with swan neck mixer tap, cupboard housing the boiler, space for a fridge freezer, obscured glass panelled door giving access to the rear Garden and tiled flooring.

Conservatory

10' 11" narrowing to x 11' 2" (3.33m narrowing to x 3.40m)

UPVC glass panels and brick wall structure, French doors leading out to the Garden, tiled flooring and a wall mounted electric heater.

Master Bedroom

15' narrowing to x 12' 4" Max (4.57m narrowing to x 3.76m)

Double glazed leaded light window to the front aspect, built-in wardrobes, carpeted flooring, smooth ceiling and a radiator.

En-Suite

Double glazed obscured window to the side aspect, WC, shower cubicle, pedestal wash hand basin, part tiled walls, extractor fan, laminate flooring and a radiator.

Bedroom 2

9' 6" narrowing to x 13' 5" (2.90m narrowing to x 4.09m)

Two double glazed leaded light windows to the front aspect, built-in wardrobes, carpeted flooring, smooth ceiling and a radiator.

Bedroom 3

10' 9" narrowing to x 12' 4" (3.28m narrowing to x 3.76m)

Double glazed window to the rear aspect, built-in wardrobes, carpeted flooring, smooth ceiling and a radiator.

Bedroom 4

6' 10" narrowing to x 11' 2" (2.08m narrowing to x 3.40m)

Double glazed window to the rear aspect, built-in wardrobes, carpeted flooring, smooth ceiling and a radiator.

Bathroom

7' 1" narrowing to x 7' 2" (2.16m narrowing to x 2.18m)

Double glazed obscured window to the rear aspect, panelled bath with shower attachment, shower cubicle, pedestal wash hand basin, extractor fan, laminate flooring and a radiator.

Outside

Front Approach

Mainly laid to lawn with trees, mature bedding plants and shrub borders, porch with security light, gate leading to the rear Garden, dropped kerb leading to the double Garage.

Rear Garden

Fully enclosed by way of boundary fencing, mainly laid to patio with a lawned area, bedding areas with mature shrubs, side gate leading to the front of the property, outside tap, outside light, courtesy door to the Garage.

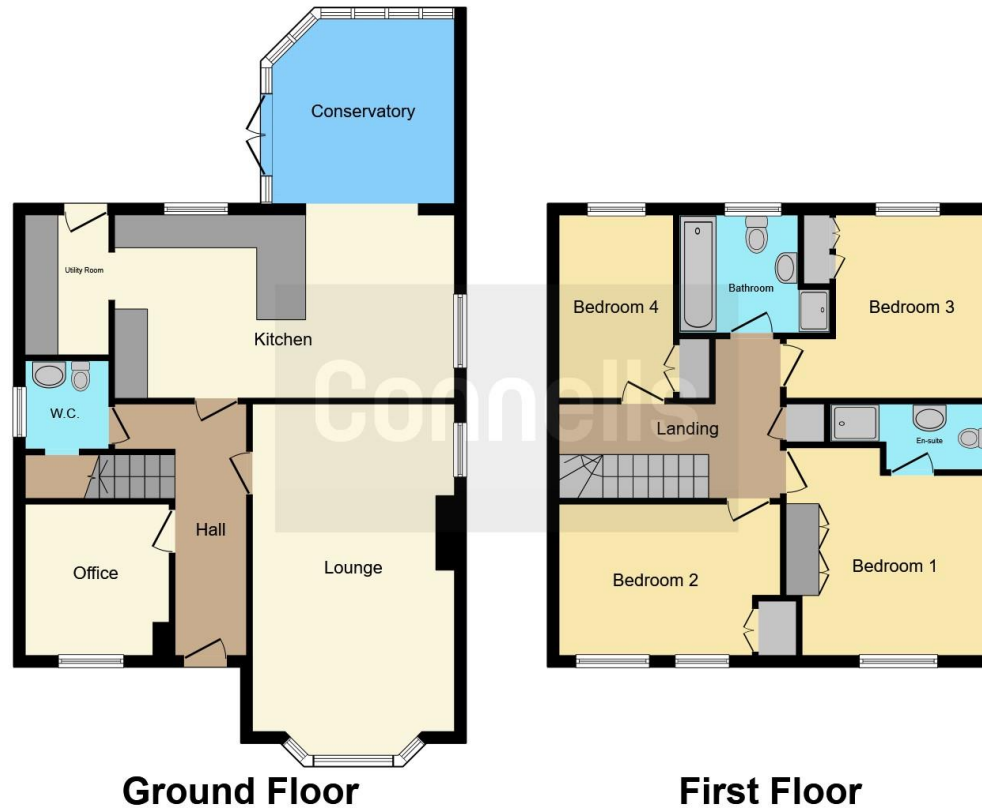
Double Garage

Up and over doors, power and light.









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

view this property online connells.co.uk/Property/EME306067

Tenure: Freehold



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