



Connells

Clover Road
Emersons Green Bristol



Property Description

Connells Emersons Green are excited to bring to market this lovely residence in Lyde Green which is conveniently situated near a reputable primary school, Park and Ride via the M3 and M3X for those looking to commute into the city, a great Community Centre, kids clubs and a David Lloyd leisure centre all in close proximity to the property.

In brief this beautiful Three bedroom property has a Guest Cloakroom, a very spacious Living area and Garden which is a great size yet manageable, three well-appointed bedrooms, family bathroom and tandem driveway.

This property is sure to be snapped up quickly to don't miss your chance to view and call Connells now.



Entrance Hallway

Entry in from front, doors leading off to principal rooms, stairs rising to the first floor and a radiator.

Guest Cloakroom

7' x 3' 7" (2.13m x 1.09m)

Double glazed obscured window to the front aspect, WC, wash hand basin with mixer tap and tiled splashback, laminated flooring and a radiator.

Kitchen

11' 9" x 7' 9" (3.58m x 2.36m)

Double glazed window to the front aspect, fitted kitchen with a range of wall and base units with worktops over, stainless steel sink and drainer with a mixer tap, gas hob with an extractor over, low level electric oven, space for a dishwasher, space for a fridge freezer, space for a washing machine, cupboard housing a wall mounted boiler and tiled flooring.

Lounge

16' 2" x 15' 4" (4.93m x 4.67m)

Double glazed French doors leading out to the Garden, TV point, fireplace set upon a hearth with mantel over and space for an electric heater, storage cupboard and wood effect flooring.

Bedroom One

11' 2" x 11' 2" (3.40m x 3.40m)

Double glazed window to the front aspect, door to en-suite, carpeted flooring and a radiator.

En-Suite

7' 11" x 5' 8" (2.41m x 1.73m)

Double glazed obscured window to the front aspect, shower cubicle with glass doors, pedestal wash hand basin with a mixer tap, WC, laminate flooring and a chrome heated towel rail.

Bedroom Two

10' 6" x 7' 8" (3.20m x 2.34m)

Double glazed window to the rear aspect, carpeted flooring and a radiator.

Bedroom Three

7' 3" x 7' 2" (2.21m x 2.18m)

Double glazed window to the rear aspect, carpeted flooring and a radiator.

Bathroom

7' 8" x 4' 8" (2.34m x 1.42m)

Double glazed obscured window to the side aspect, panelled bath with mains shower over, WC, pedestal wash hand basin with mixer tap, part tiled, laminate flooring and a chrome heated towel rail.

Outside

Front Approach

Laid with plum slate, steps leading to the front door, rain canopy, outside light and consumer box. Driveway providing off-street parking.

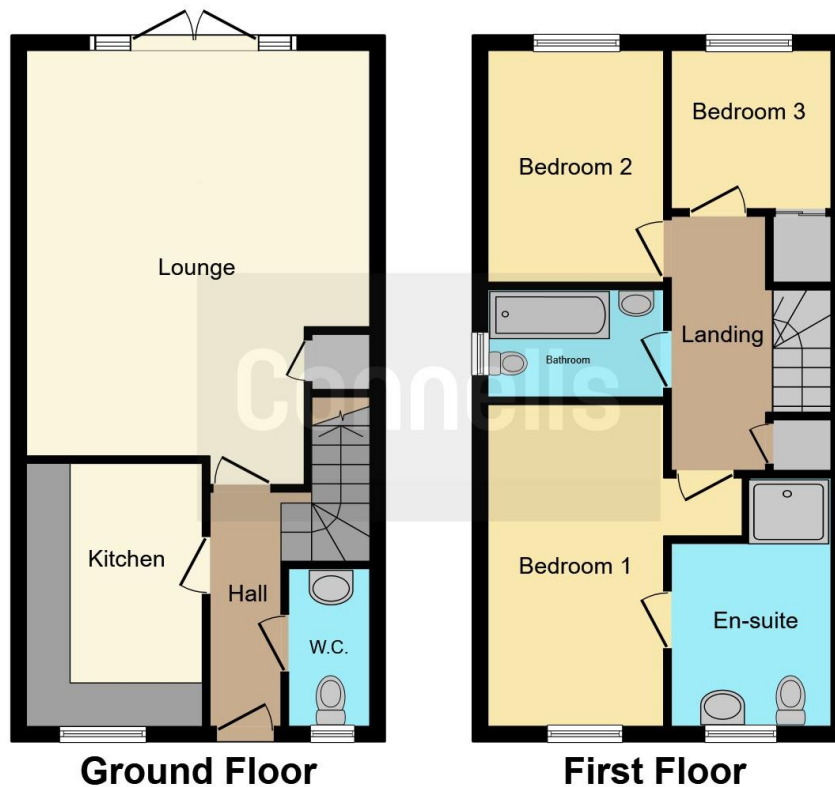
Rear Garden

Fully enclosed by way of boundary fencing, mainly laid to patio with grass and decked areas, gate leading to the front and an outside light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

view this property online connells.co.uk/Property/EME305120

Tenure: Freehold



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