



Connells

Langley Mow
Emersons Green Bristol



Property Description

This charming, Three Bedroom Detached Home sits within the heart of ever popular and enviable Emersons Green. Lovingly owned from new, boasting an attractive and well-maintained Garden and set within a very quiet cul-de-sac location, this house is within excellent proximity to local Schools including Emersons Green Primary and is sure to appeal to Families.

Whilst providing easy access to local Shops and amenities, this property will create much interest. A Family Home with fantastic living accommodation briefly comprising Lounge/Dining Room, a Downstairs Guest Cloakroom, separate Kitchen, Conservatory, Family Bathroom and Three bedrooms.

Locally, there are good commuter links including the A4174 Ring Road, as well as Bus Routes and Cycle Paths. A private Health Club as well as Community Centres, Doctors, Dentists, Churches, Restaurants and Cafes are all easily accessible.

Call Connells today!

Hallway

Wood effect laminate flooring, door to W/C, access to principal rooms, stairs rising to the first floor and radiator.

Living Room / Diner

23' 7" x 11' 3" (7.19m x 3.43m)

Living Room

Wood effect laminate flooring, double glazed window to front aspect, fireplace with hearth and surround, TV point and arched entrance to the dining area.

Dining area

Wood effect laminate flooring, sliding door to conservatory and a radiator.

Kitchen

11' 7" x 8' 9" (3.53m x 2.67m)

Double glazed window to rear, door to Garage, fitted kitchen with wall and base units, bowl sink and drainer, space for dishwasher and fridge/freezer, electric oven with extractor hood overhead.

Conservatory

12' 7" x 11' 4" (3.84m x 3.45m)

Brick and uPVC constructed, two radiators, tiled flooring and door to garden.

Landing

Half Landing - double glazed window to side, stairs rising to Landing.

Landing - doors to rooms, loft access and radiator

Bedroom One

13' x 10' 5" (3.96m x 3.17m)

Double glazed window to rear, archway to en-suite, smooth ceiling, fitted wardrobes and a radiator.

En-Suite

Double glazed obscured window to the rear aspect, shower cubicle, wash hand basin with mixer tap inset into a vanity unit, fully tiled and a radiator.

Bedroom Two

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

Double glazed window to front, carpet and a radiator.

Bedroom Three

8' 6" x 7' 7" (2.59m x 2.31m)

Double glazed window to rear, wood effect laminate flooring and a radiator.

Bathroom

6' 6" x 6' 3" (1.98m x 1.91m)

Double glazed obscured window, panelled bath with shower attachment, W/C, pedestal wash hand basin, part-tiled around and a radiator.

Outside

Front Garden

Driveway and chipping areas with shrub borders, paving to front door with security light. Glass panel UPVC door.

Rear Garden

Fully enclosed by way of boundary fencing with side gated access. Patio area. Laid to lawn with a selection of shrubs, tree and flower borders. Outside tap and garden shed.

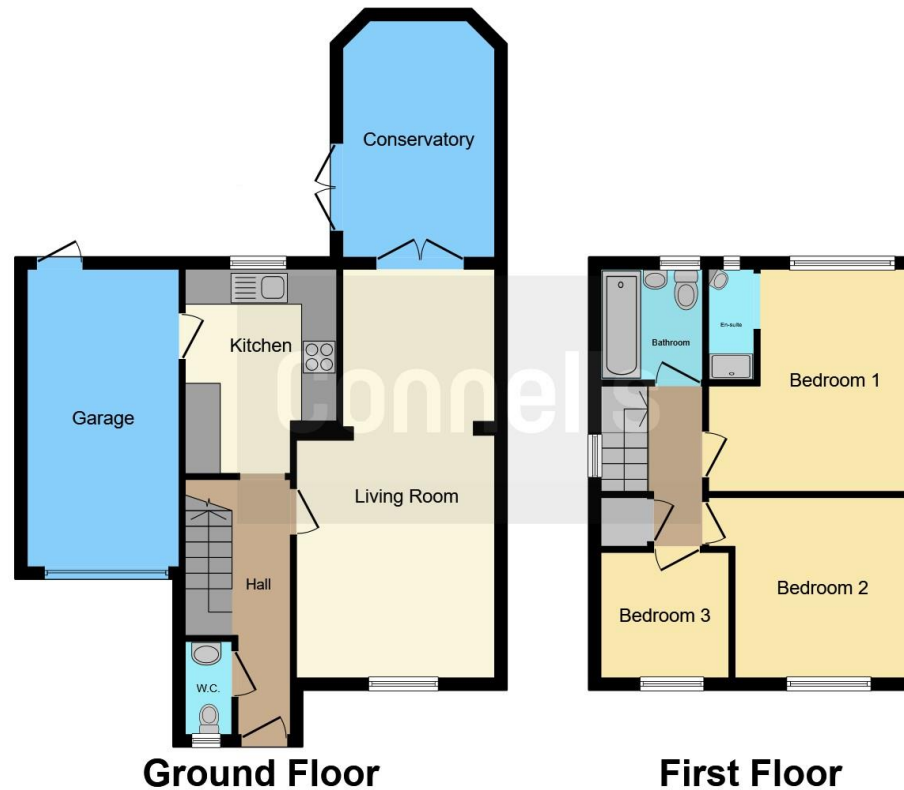
Garage

Roller door, power and light, space and plumbing for washing machine and dryer, work bench and door to garden.









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: C

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Tenure: Freehold



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Property Ref: EME306020 - 0012