



Connells

Pear Tree Way
Emersons Green Bristol



Property Description

Immaculate, Impressive and Individual are just some ways to describe this stunning Family Home. Connells proudly presents to the Market this Four Bedroom property tucked away on a very quiet cul-de-sac location, close to parks, schools and lovely walking routes.

In brief this family home has an attractive, versatile and stylish Kitchen/Diner, Dining Room/Study, spacious Lounge, Four Bedrooms one with a en-suite, Family Bathroom, Garage with additional Parking are all further features of this superb Home.

Located within Lyde Green, properties in this Road rarely come to the market and the owners have loved living here. The A4174 Ring Road with links to commuter belts including Motorways, Bus routes including the M3 and M3x, easy access to the Bristol to Bath Cycle path means that location is perfect. Nearby Emerson's Green and Longwell Green offer an array of Retail and Leisure Parks.

All in all, this immaculately presented home must be viewed to be fully appreciated!

Hallway

Double glazed window to the rear aspect, under stairs storage cupboards, wall mounted radiator, tiled flooring, staircase leading to the first floor and doors leading to principal ground floor rooms.

Living Room

14' 8" x 14' 6" (4.47m x 4.42m)

Dual aspect double glazed windows, double glazed French doors leading to the rear garden, Electric fireplace, two radiators, TV aerial point and smooth ceiling.

Dining Room/Study

11' 2" x 10' (3.40m x 3.05m)

Two double glazed windows to the front and side aspects, wood effect flooring, smooth ceiling and radiator.

Kitchen/Diner

22' 4" x 11' 1" (6.81m x 3.38m)

Two double glazed windows to the side aspects and one double glazed window to rear aspect, patio doors leading to the garden, a range of wall and base units with soft close feature, worktops over, tiled splash backs, low level plinth lighting, stainless steel one and half bowl sink and drainer with mixer and hose, electric integral double oven, four ring gas hob with extractor over, integrated dishwasher, washing machine and fridge freezer, boiler encased in wall unit, radiator and smooth ceiling.

Bedroom One

19' 9" MAX x 12' 3" MAX (6.02m MAX x 3.73m MAX)

Dual aspect double glazed windows to the side and rear aspects, built-in wardrobes, TV aerial, radiator, carpet, door leading to En-Suite and smooth ceiling.

En-Suite

Double glazed obscured window to the side aspect, wash hand basin with mixer tap, shower, tiled splashback, shaving point, radiator and smooth ceiling.

Bedroom Two

14' 9" x 10' 1" (4.50m x 3.07m)

Two double glazed window to the front and rear aspects, radiator, built-in wardrobes, carpet and smooth ceiling.

Bedroom Three

10' 9" x 9' 6" (3.28m x 2.90m)

Dual aspect double glazed windows to the front and side aspects, radiator and smooth ceiling

Bedroom Four

11' 4" x 8' 7" (3.45m x 2.62m)

Double glazed window to front aspect, over stairs storage cupboard, radiator, carpet and smooth ceiling.

Bathroom

7' 7" x 6' 2" (2.31m x 1.88m)

Double glazed obscured window to the side aspect, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled splash back and radiator.

Garage and Parking

20' 9" x 9' 3" (6.32m x 2.82m)

Up and over door, power and light with high level storage and a driveway providing two off-street parking spaces.

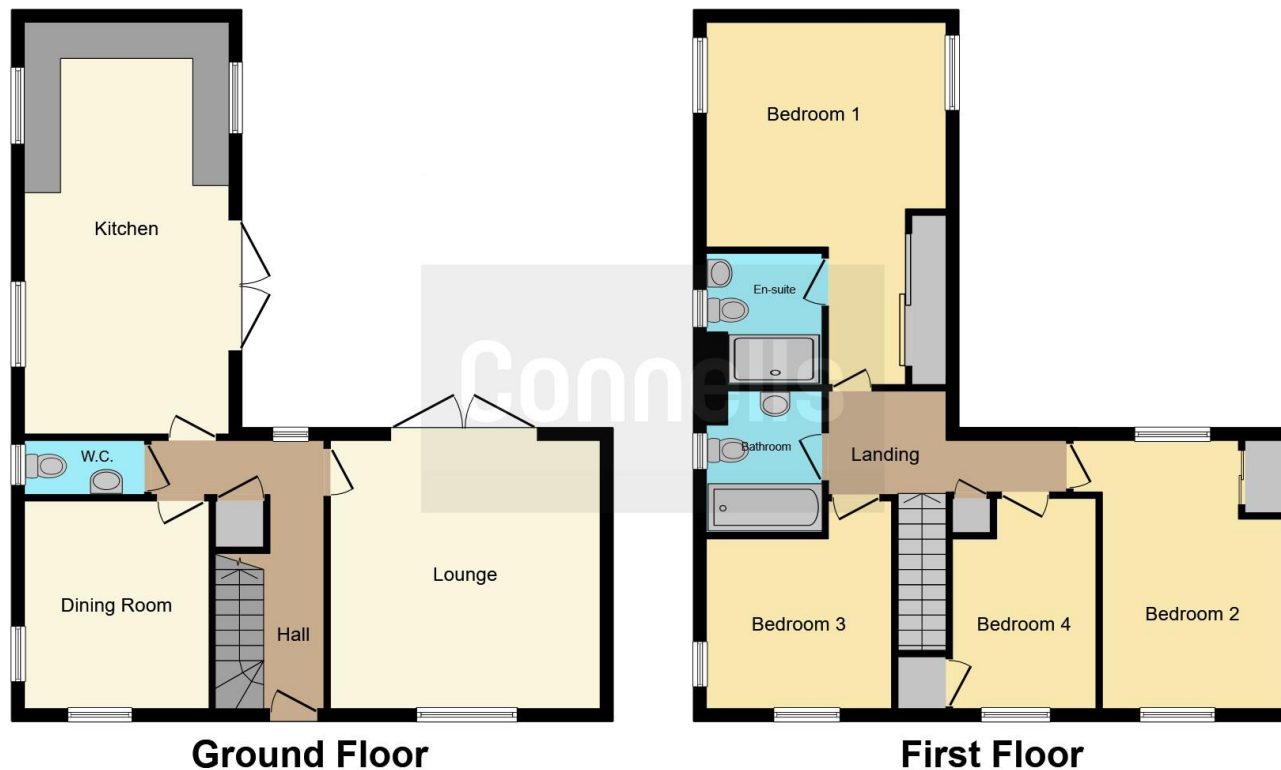
Garden

Mostly laid to lawn with patio area, enclosed by way of boundary fencing, security light, tap, side gate and a courtesy door leading to the garage.









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

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Tenure: Freehold



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