



Connells

Woodsage Crescent
Emersons Green Bristol



Property Description

Connells are excited to present this fantastic four-bedroom detached property that ticks all the boxes for a perfect family home. Nestled in a scenic spot with a beautiful outlook, this property offers a welcoming open-plan kitchen and dining area.

Each bedroom is spacious, and the Master benefits from an en-suite. The garden is very manageable and a great size. There is also a Garage to the side of the property with front and side access. All this plus a driveway for extra parking space makes it a super practical choice!

This beautiful four-bedroom detached house in the sought-after Lyde Green area radiates quality and sophistication. It offers easy access to local amenities, such as the David Lloyd Health Club, excellent transportation options to the city via the metro bus and is close to Emersons Green village. With nearby retail parks, leisure parks, the A4174 Ring Road, bus routes, and the Bristol to Bath Cycle path, this property is perfect for commuters or anyone needing a home office.

Snug

10' 7" x 9' 9" (3.23m x 2.97m)

Double glazed window to the front aspect, carpeted flooring, under stairs storage cupboard and a radiator.

Kitchen Diner

20' 1" x 9' 5" (6.12m x 2.87m)

Double glazed window to the rear aspect, a modern kitchen with a range of wall and base units with Quartz worktops over, 1 and 1/2 bowl stainless steel sink inset with a mixer tap, integrated fridge freezer, integrated dishwasher, low level electric oven and a gas hob with an extractor over.

The dining area has double glazed French doors which lead out to the garden, wood effect flooring and a radiator.

The Kitchen leads through to the Utility.

Utility

6' 3" x 5' 3" (1.91m x 1.60m)

Units matching the kitchen with under counter space for white goods, cupboard housing the boiler, single stainless-steel sink and drainer with a mixer tap, fuse box, door to Cloakroom and a door leading out to the Garden.

Lounge

13' 3" x 10' 5" (4.04m x 3.17m)

Double glazed window to the front aspect, TV point, carpeted flooring and a radiator.

Cloakroom

Double glazed obscured window to the side aspect, WC and pedestal wash hand basin.

Landing

Doors leading off to Bedrooms and the Family Bathroom and an airing cupboard.

Family Bathroom

8' 2" x 8' 2" (2.49m x 2.49m)

Double glazed obscured window to the rear aspect, panelled bath with shower over, glass shower screen, pedestal wash hand basin, W.C. part tiled, recessed spotlights, extractor fan and a chrome heated towel rail.

Bedroom One

11' 3" x 10' 9" (3.43m x 3.28m)

Double glazed window to the rear aspect, built-in wardrobes, door to en-suite, carpeted flooring and a radiator.

En-Suite

Double glazed obscured window to the rear aspect, shower cubicle, part tiled, W. C, pedestal wash hand basin, extractor fan and a chrome heated towel rail.

Bedroom Two

11' 5" x 8' 5" (3.48m x 2.57m)

Double glazed obscured window to the front aspect, built-in wardrobes, carpeted flooring and a radiator.

Bedroom Three

9' 9" x 9' 4" (2.97m x 2.84m)

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

Bedroom Four

8' 3" x 7' 4" (2.51m x 2.24m)

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

Outside

Front Approach

Mature shrubbery providing privacy to the front, pathway to front door, rain canopy, outside light and tap, side gated access and a driveway leading to the Garage.

Rear Garden

Fully enclosed by way of boundary fencing, large patio area with twin sails for shading, which is perfect for entertaining, large area laid to faux lawn, flower and shrub borders, outside light and tap, side gated access and a courtesy door to the Garage.

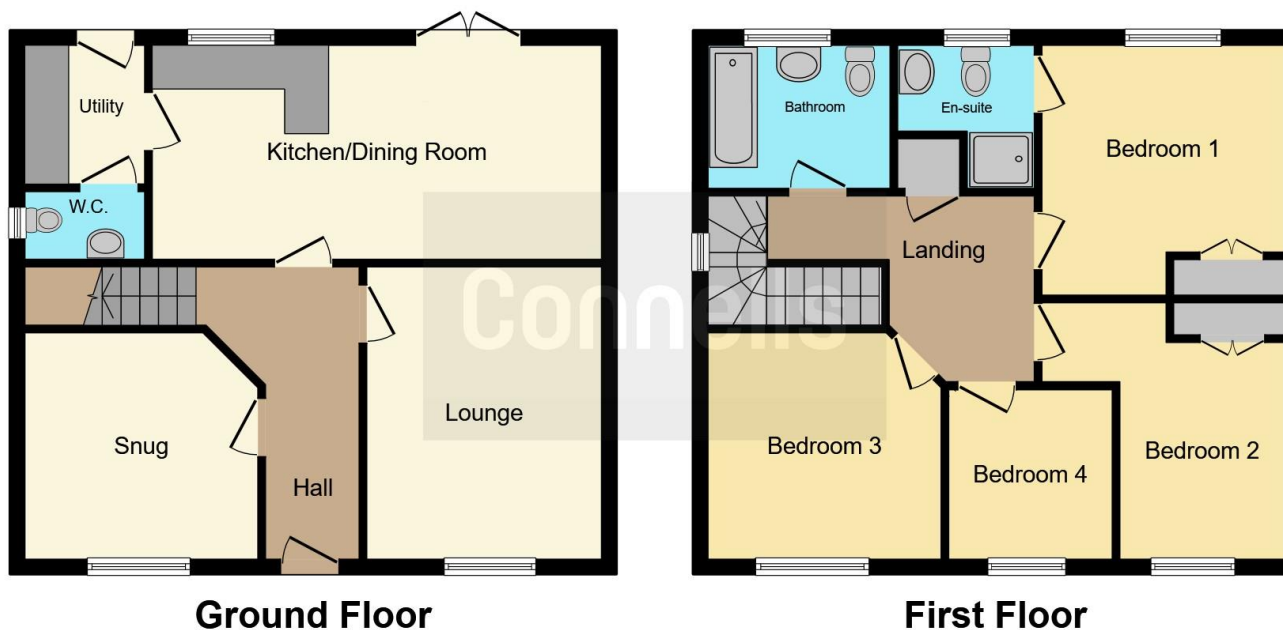
Garage

Up and over door with power.









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

Tenure: Freehold

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