



Connells

Church Farm Road
Emersons Green Bristol

Church Farm Road Emersons Green Bristol BS16 7BE

for sale offers over
£500,000



Property Description

Proudly presented by Connells, this modern four-bedroom detached family home offers spacious living within walking distance of many local amenities including, Schools, Supermarkets, Doctors and Dentist. This location really is ideal for families and those wanting to be in close proximity to all the above. Not only that you have great transport links to Bristol City and onto the M4.

Featuring an entrance hall, living room, conservatory, downstairs toilet, utility room and a large kitchen diner with Corian worktops and Bosch appliances, the ground floor is perfect for family life. Upstairs you will find four bedrooms, including a master with en-suite, while a family bathroom completes the layout.

The property boasts well-maintained front and rear gardens, a garage, off-street parking, and a summer house with power, ideal for a home office.

Situated near Emersons Green retail centre, it provides easy access to the A4174 ring road, Metro Bus stop, Mangotsfield primary school and Parkway train station, ensuring convenient living.

Call Connells now to secure a viewing!

Entrance Hallway

Stairs rising to the first floor, access to downstairs principal rooms.

Lounge

20' x 10' 6" (6.10m x 3.20m)

Double glazed window to the front aspect, fireplace set upon a hearth with mantel over, carpeted flooring, radiator and sliding glass doors leading through to the Conservatory.

Kitchen And Dining Areas

20' x 8' 11" (6.10m x 2.72m)

Double glazed window to the rear aspect, high-gloss wall and base units with Corian worktops over, kick board lighting, breakfast bar, electric hob with extractor over, sink and drainer with a mixer tap and an integrated dishwasher. Opening leading to the Utility.

Double glazed window to the front aspect of the Dining area and a radiator.

Utility

6' 3" x 4' 11" (1.91m x 1.50m)

Integrated double electric oven, integrated fridge and freezer, radiator, door to Cloakroom and a door leading out to the Garden.

Cloakroom

W.C. and a pedestal wash hand basin.

Conservatory

14' 2" x 9' 2" (4.32m x 2.79m)

uPVC, brick and glass structure, French doors opening to the Garden - flooring???

Landing

A central landing with a storage cupboard (is it an airing cupboard) and doors leading off to bedrooms and bathroom.

Bedroom One

12' 1" x 10' 10" (3.68m x 3.30m)

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

En-Suite

Shower cubicle with glass door, feature wash hand basin with mixer tap, W.C. mosaic tile and a radiator.

Bedroom Two

12' 1" x 11' 5" (3.68m x 3.48m)

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

Bedroom Three

8' 2" x 7' 8" (2.49m x 2.34m)

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

Bedroom Four

7' 10" x 7' 8" (2.39m x 2.34m)

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

Family Bathroom

8' 9" x 4' 9" (2.67m x 1.45m)

Double glazed obscured window to the rear aspect, panelled bath, W.C., pedestal wash hand basin, part-tiled, laminate flooring and a radiator.

Outside

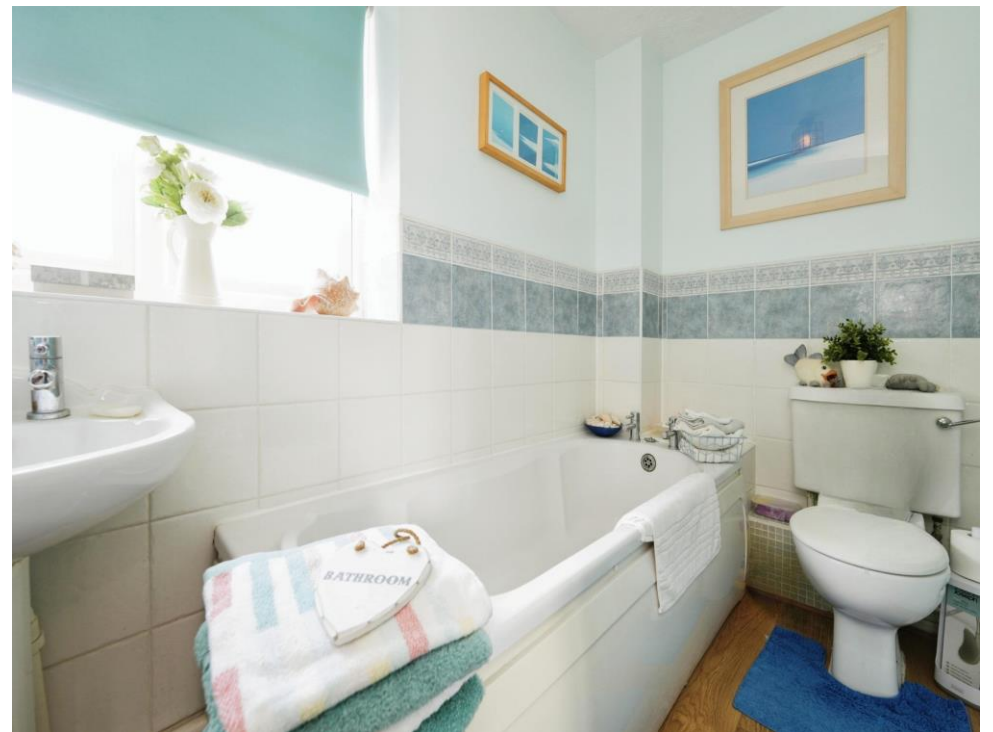
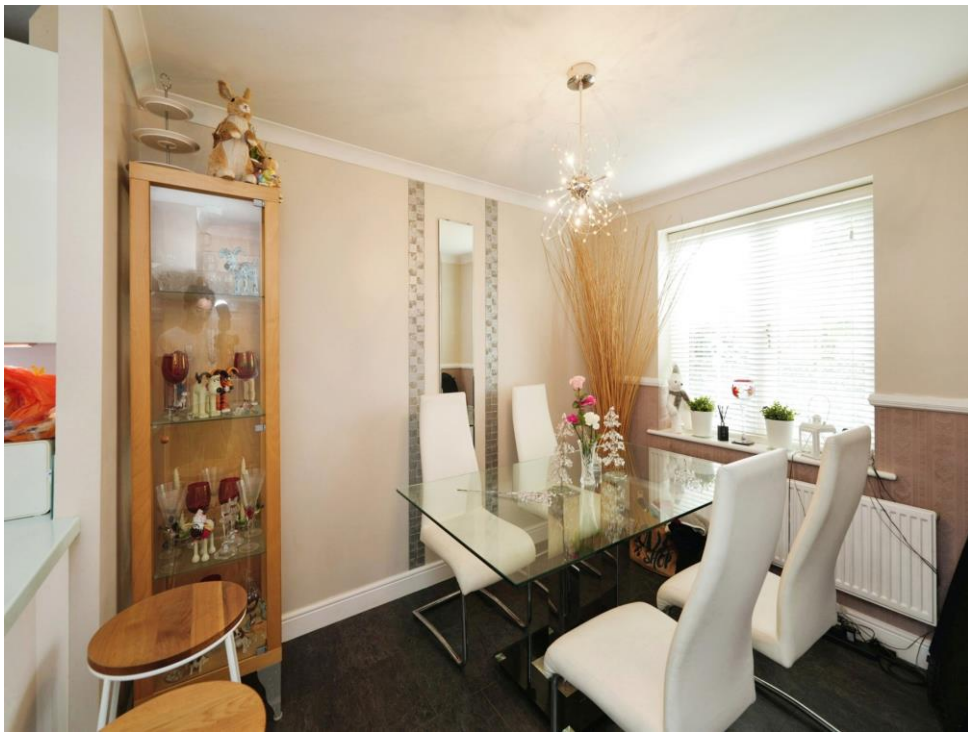
Front Approach

Driveway providing off-street parking in front of the Garage, pathway leading to the front door, rain canopy with an outside light and partial privacy by way of hedge borders.

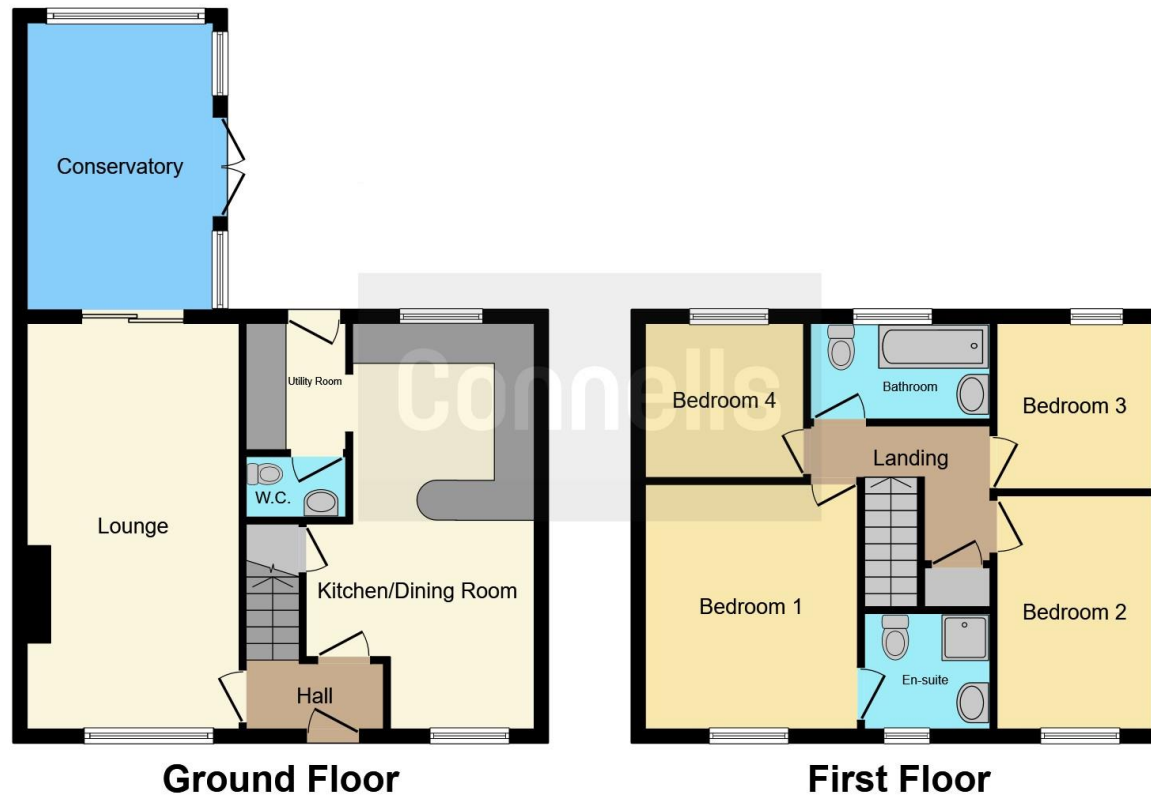
Rear Garden

Fully enclosed by way of boundary fencing, mainly laid to lawn with a patio area, shed, flower borders and a Summer House with full electric perfect as office space or a workshop.









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

To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/EME306111



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EME306111 - 0008