



Connells

Willowherb Road
Emersons Green Bristol



Property Description

This fabulous Four Bedroom Semi-Detached Town House is set within the Heart of Lyde Green.

Arranged over three floors, this modern property offers versatile modern living. To the Ground Floor, accommodation briefly boasts of an Open Plan Kitchen/Dining Area, downstairs Guest Cloakroom and French Doors leading out to an attractive rear Garden.

To the First Floor there is a light and airy Lounge with a balcony, a bedroom which also welcomes a balcony and plenty of space, and also the Family Bathroom. To the Second floor you have three further Bedrooms with an En-suite to the Master.

Lyde Green and the surrounding areas provide excellent facilities including Schools, Leisure and Retail Parks and a Private Health Club. There is easy access to the Local Bristol to Bath Cycle Path as well as Metro Bus Links and good commuter Links via the A4174 Ring Road. This lovely Property is sure to prove popular for those looking either for their first Family Home, or for those looking to upsize, or equally for an investment opportunity.

Call Connells today to arrange your viewing!

Entrance Hall

Door in from front, double glazed window to the front aspect, access to cloakroom and stairs rising to the first floor.

Kitchen/ Diner

23' 1" max x 17' 1" (7.04m max x 5.21m)

Kitchen Area

Double glazed window to the rear and French doors leading out to the Garden also from the rear aspect. A range of wall and base units with worktops over, gas hob with extractor over, electric oven,

Dining area which was originally the Garage and has now been converted to create an open kitchen/dining space.

Lounge

17' 1" max x 11' (5.21m max x 3.35m)

Double glazed window and French leading to a balcony, TV point, carpeted floor, smooth ceiling and a radiator.

Bedroom One (With Balcony)

10' x 10' (3.05m x 3.05m)

Double glazed patio doors to the front aspect leading out to a balcony, smooth ceiling, carpeted flooring and a radiator.

Bathroom

Panelled bath with shower attachment, W.C., pedestal wash hand basin with mixer tap, part tiled, vinyl flooring.

Bedroom Two

11' 3" x 10' 2" (3.43m x 3.10m)

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

Bedroom Three

11' 4" x 7' 1" (3.45m x 2.16m)

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

Bedroom Four (master)

17' 5" max x 9' 3" max (5.31m max x 2.82m max)

Two double glazed windows to the front aspect, door to en-suite, carpeted flooring and a radiator.

En-Suite

Shower cubicle with glass sliding door, W.C., pedestal wash hand basin with mixer tap, vinyl flooring.

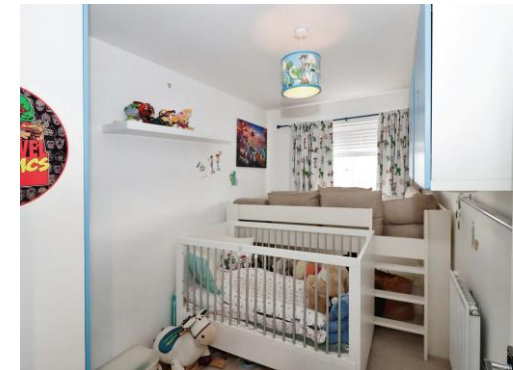
Outside

Front Approach

Pathway leading to the front, flower borders, outside light and a driveway providing off-street parking.

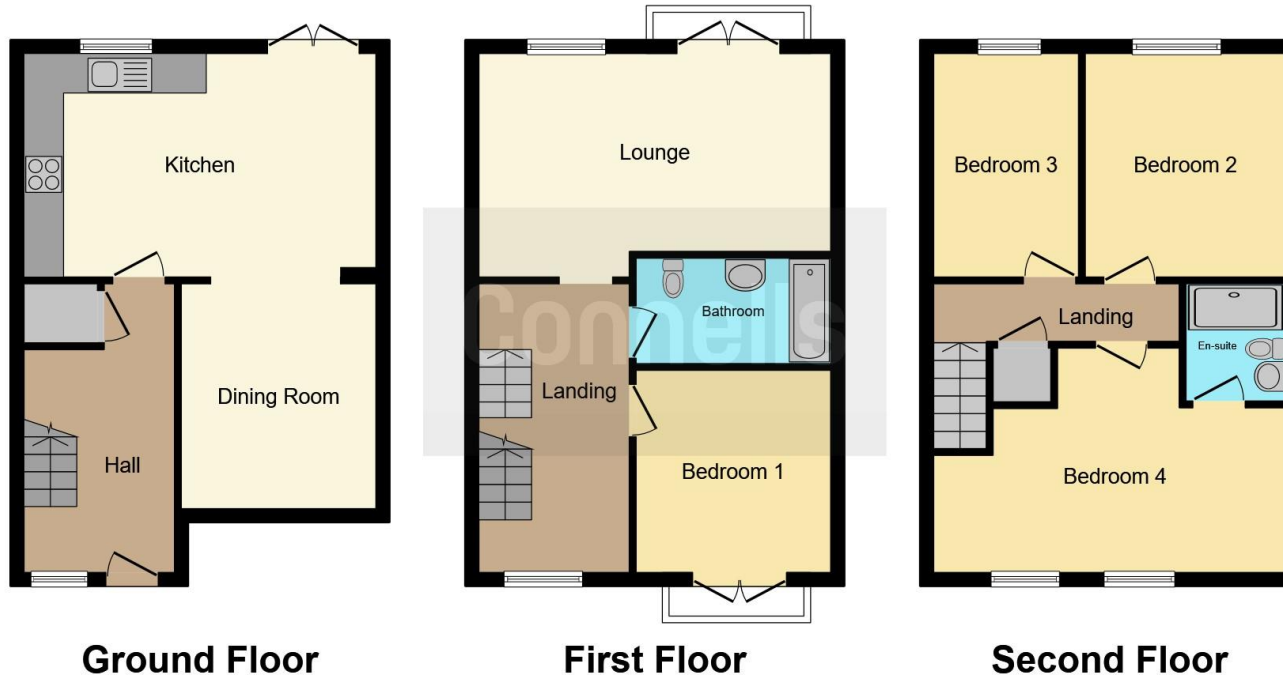
Rear Garden

Fully enclosed by way of brick wall and fencing with rear gate access, mainly laid to patio and chippings, pergola and raised flower beds.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/EME306278



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