



Connells

Church Farm Road
Emersons Green Bristol



Property Description

This beautiful three-bedroom detached home is situated in a prime location near Mangotsfield Primary School and within proximity to the local shops, cafes, and facilities of Emersons Green. The location is ideal, offering easy access to the A4174 Ring Road, M32, M4, and M5 motorways. Recently updated by the current owners, the property features a modern kitchen, bathroom, and en-suite, making it perfect for those looking to move in and relax. The ground floor comprises an entrance hall, lounge, dining room, cloakroom, kitchen, garage with storage, while the first floor offers three bedrooms (including a master bedroom with en-suite) and a family bathroom. Additional benefits include front and rear gardens, as well as off-street parking. Call to book your viewing today!

Entrance Hall

Entry in via the front door leading to the Cloakroom and Lounge.

Guest Cloakroom

W.C. wash hand basin with tiled splashback and a radiator.

Lounge

15' 1" x 12' (4.60m x 3.66m)

Double glazed box bay window to the front aspect, fireplace set upon a hearth with mantel surround, TV point, coved ceiling, carpeted flooring and a radiator. Door leading in to in the inner hallway.

Inner Hallway

Storage cupboard and stairs leading to the first floor.

Dining Room

11' 6" x 8' (3.51m x 2.44m)

Double glazed French doors leading to the Garden, wood effect flooring and a radiator.

Kitchen

14' 4" x 7' (4.37m x 2.13m)

Double glazed window to the side aspect and a double glazed double opening door to the rear, a modern kitchen with a range of wall and base units with worktops over, gas hob with extractor over, integrated electric oven, integrated microwave oven, integrated dishwasher, integrated wine cooler, integrated fridge freezer, under cabinet lighting, sink and drainer with a mixer tap, smooth ceiling with recessed spotlights and wood effect flooring.

Landing

Storage cupboard, doors to bedrooms and bathroom and loft access which has a drop down ladder and is boarded.

Bedroom One

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

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

En-Suite

7' 11" x 4' 5" (2.41m x 1.35m)

Double glazed obscured window to the rear aspect, shower cubicle, W.C. pedestal wash hand basin with mixer tap, fully tiled.

Bedroom Two

12' 5" x 8' 1" (3.78m x 2.46m)

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

Bedroom Three

9' 4" x 7' 1" (2.84m x 2.16m)

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

Bathroom

Double glazed obscured window to the side aspect, W.C. bath, pedestal wash hand basin with mixer tap and tiled splashback, part tiled around.

Outside

Front Approach

Mainly laid to lawn with shrubbery, a rain canopy, outside light and a driveway leading to the garage.

Rear Garden

Fully enclosed by way of boundary fencing, mainly laid to lawn with an area of decking.

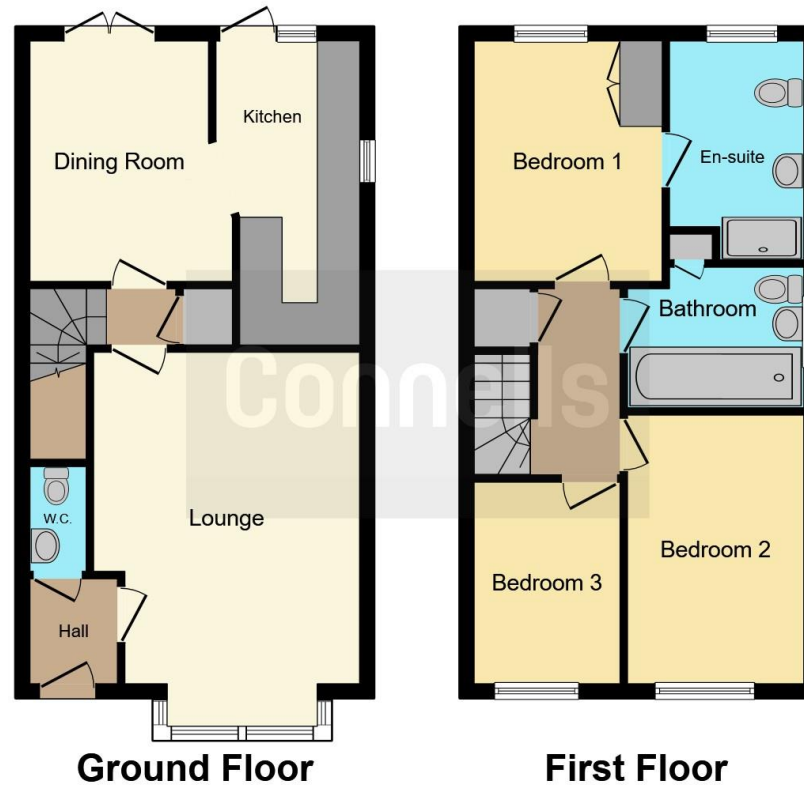
Garage

Accessible either to the front or rear of the property. Has light, power and plumbing for a washing machine.









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

Tenure: Freehold

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