



**Connells**

Heather Road  
Emersons Green Bristol



### Property Description

This impressive semi-detached home is set in the sought after location of Lyde Green.

Lyde Green has many local amenities at your doorstep, with a David Lloyd Health Club, great links to the city via the metro bus and Emersons Green village within walking distance. You will not be disappointed with the amount of green open areas all close and access to the cycle track.

Situated over three floors, the ground floor boasts a Guest Cloakroom and a superb Kitchen Diner with a converted garage that really opens up the downstairs space, you will also find patio doors leading to a well-kept garden from the kitchen.

To the first floor is the main Bathroom, one bedroom and a well-appointed Lounge. On the second floor is the Master Bedroom with En-suite and two further Bedrooms, this property overall is modern, ample space for a growing family and a small play park close by!

This is a fabulous house, and we definitely recommend viewing. Please call Connells today to book your appointment.

### Entrance Hall

Door in from front, leading through to the Kitchen Diner, door to the Guest Cloakroom and stairs rising to the first floor.

### Tv Lounge

Part converted Garage to create a snug/TV room. Double doors into the Kitchen Diner, courtesy door to the Garage, TV point, carpeted flooring and a column radiator.

### Cloakroom

5' 1" x 3' ( 1.55m x 0.91m )

Double glazed obscured window to the side aspect, W.C., pedestal wash hand basin with mixer tap and tiled splashback, tiled flooring and a radiator.

### Kitchen Diner

17' 5" x 11' 2" ( 5.31m x 3.40m )

Double glazed doors opening out to the Garden and double glazed window to the rear aspect, a modern kitchen with wall and base units with worktops over and upstands, 1 and 1/2 bowl sink and drainer with a mixer tap, gas hob with an extractor over, integrated double oven, integrated fridge freezer, integrated dishwasher, under cupboard lighting, smooth ceiling with recessed spotlights, tiled flooring and a radiator.



## Lounge

17' 5" x 11' 4" ( 5.31m x 3.45m )

Double glazed doors opening to a Juliet balcony, and a double glazed window to the rear aspect, TV point, carpeted flooring and a radiator.

## Bedroom One (master)

15' 6" x 12' 9" ( 4.72m x 3.89m )

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

## En-Suite

Shower cubicle, W.C., wash hand basin with mixer tap, part tiled walls and a heated towel rail.

## Bedroom Two

10' 2" x 10' 11" ( 3.10m x 3.33m )

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

## Bedroom Three

11' 3" x 7' 1" ( 3.43m x 2.16m )

Double glazed doors opening to a Juliet balcony, TV point, carpeted flooring, and a radiator.

## Bedroom Four

10' 2" x 6' 2" ( 3.10m x 1.88m )

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

## Bathroom

Panelled bath with shower over and a glass splash screen, wash hand basin inset into a vanity unit with a mixer tap and tiled splashback, W.C., part tiled walls, heated towel rail and tiled flooring.

## Outside

Front Approach

Driveway in front of the Garage, steps up to the front door, rain canopy, outside light.

Rear Garden

Fully enclosed by way of brick and fence borders, side gate access, mainly laid to lawn with a patio area and an outside tap.

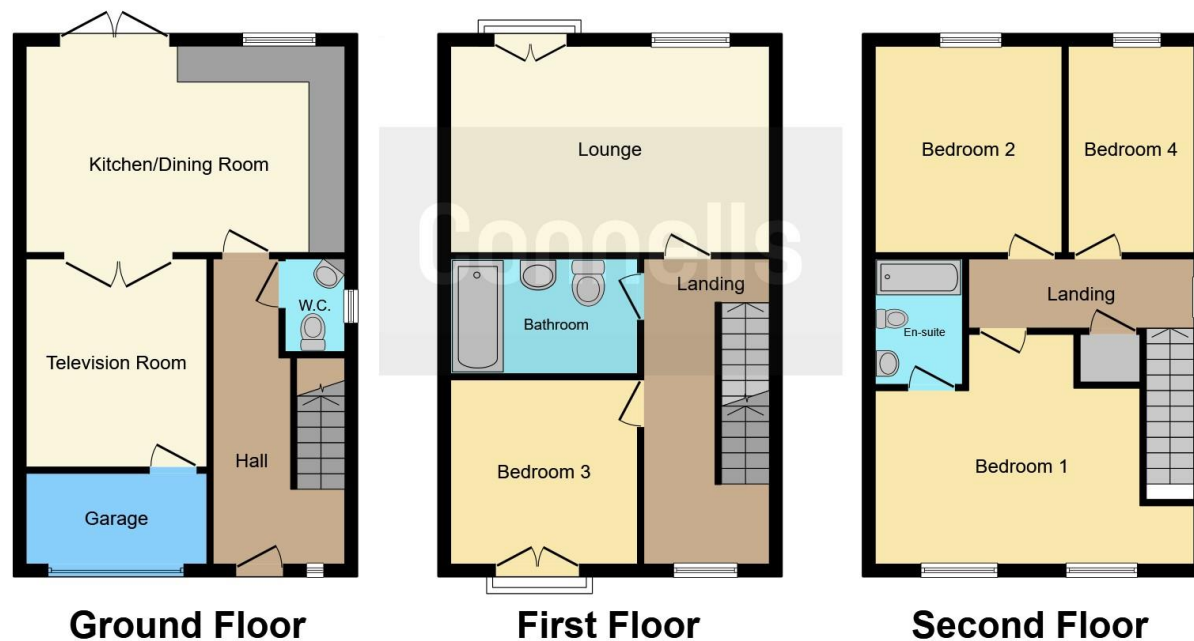












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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