



Connells

Laurel Drive
Emersons Green Bristol



Property Description

Connells is pleased to introduce this impressive four-bedroom semi-detached home, constructed by Barratt Homes in 2015. Spread across three floors, this property features one of the largest gardens on the street, offering ample outdoor space for relaxation and entertainment. The well-designed layout includes an entrance hallway, cloakroom, spacious lounge/dining area, contemporary kitchen, four bedrooms—one with an en-suite—and a family bathroom. The outdoor space is fully enclosed, complemented by a garage and off-street parking. The home also benefits from gas central heating and PVC double glazing.

The development is family-friendly, with an existing primary school and plans for a future secondary school. Residents can enjoy a nearby park and nature reserve, as well as the recently opened David Lloyd Gym, which offers extensive leisure facilities. The location is ideal for commuters, with excellent transport links via the A4174, providing quick access to the M32, M4, and M5. The area is also well-served by the Avon Ring Road, Bristol Cycle Path, Metro Bus service, and a convenient Park and Ride. Emersons Green, with its array of amenities, is just a short distance away.

Entrance Hall

Door in from front, Doors off to principal rooms and stairs rising to first floor.

Kitchen

8' x 12' 1" (2.44m x 3.68m)

Double glazed window to the front aspect, a range of wall and base units with worktops over, 1 and 1/2 bowl stainless steel sink and drainer with mixer tap, gas hob with extractor over, integrated oven and microwave, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, smooth ceiling with recessed spotlights and vinyl flooring.

Lounge

15' 1" x 14' 4" (4.60m x 4.37m)

Double glazed French doors leading to rear garden with windows to either side, TV point, under stairs storage cupboard, wooden flooring and a radiator.

Cloakroom

W.C., pedestal wash hand basin with mixer tap and tiled splashback, vinyl flooring and a radiator.

First Floor

Bedroom Two

8' 3" x 14' 4" (2.51m x 4.37m)

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

Bedroom Three

8' 4" x 12' 2" (2.54m x 3.71m)

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

Bedroom Four

6' 4" x 9' 1" (1.93m x 2.77m)

Currently used as an office - Double glazed window to the rear aspect, carpeted flooring and a radiator.

Family Bathroom

6' 3" x 6' 9" (1.91m x 2.06m)

WC, pedestal wash hand basin with mixer tap, panelled bath with mains shower over, part tiled, extractor fan, vinyl flooring and a radiator.

Second Floor

Bedroom One

11' 3" max x 23' 3" max (3.43m max x 7.09m max)

Two sky-light windows to the rear aspect, built-in double wardrobes, door to en-suite, loft access, carpeted flooring and a radiator.

En-Suite Shower Room

Double glazed obscure window to front aspect, walk in shower cubicle, WC, pedestal wash hand basin with mixer tap, Vinyl flooring, radiator

Outside

Front Approach

Driveway leading to the Garage, paving and steps leading to the front door, rain canopy and an outside light.

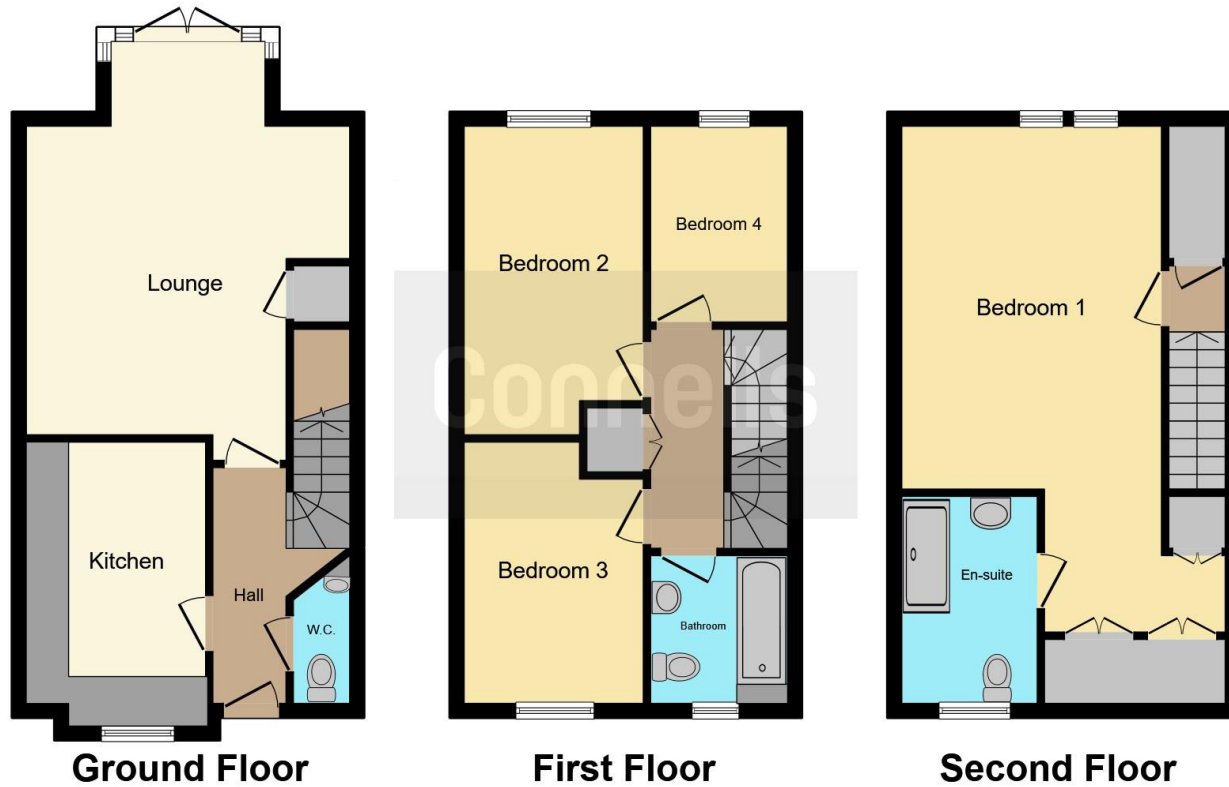
Rear Garden

Fully enclosed by way of boundary fencing, mainly laid to lawn and a raised patio area, courtesy door to the Garage and a side gate giving access to the front.









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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