



Connells

Rowan Drive
Emersons Green Bristol



Property Description

Discover this modern and well-appointed One-bedroom detached coach house, situated on Rowan Drive in the desirable Emersons Green area. This contemporary property offers comfortable living with a range of modern amenities.

The coach house features an inviting entrance hall, leading to a spacious open-plan lounge and kitchen area, perfect for both relaxing and entertaining. The double bedroom provides ample space and comfort, while the well-finished bathroom adds a touch of luxury.

Additional benefits include off-street parking, efficient gas central heating, and double glazing throughout, ensuring warmth and energy efficiency. This stylish home combines modern living with convenience, making it an ideal choice for those seeking a well-connected and comfortable lifestyle.



Entrance Hall

Door in from front, wood effect flooring, smooth ceiling with recessed spotlights, stair leading up to the apartment, stair rail.

Open Plan Kitchen & Living

11' 6" x 19' 5" (3.51m x 5.92m)

Lounge Area

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

Kitchen Area

Skylight window, a fitted kitchen with a range of wall and base units with worktop over, low level electric oven, electric hob with extractor over, stainless steel sink and drainer with a mixer tap, metro-brick style tiled splashback, space and plumbing for a washing machine, space for a free-standing fridge freezer.

Bedroom

9' 3" x 10' (2.82m x 3.05m)

Two double glazed windows to the front aspect, built-in wardrobe, wood effect flooring, radiator.

Bathroom

8' 4" x 5' 2" (2.54m x 1.57m)

Panelled bath with mains shower over, pedestal wash and basin with mixer tap, part tiled, vinyl flooring and radiator.

Outside

Allocated parking, step to the front door, outside light and rain canopy.









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: C

Tenure: Freehold

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