



Connells

Cherry Banks
Emersons Green Bristol



Property Description

Connells are delighted to present to the market this stunning four-bedroom townhouse, arranged over three spacious floors.

Located in the highly sought-after Lyde Green area, this property offers easy access to a range of local amenities, including Lyde Green Primary School, a community centre, supermarkets, and the David Lloyd Health Club. Commuters will benefit from excellent transport links with the nearby M3 and M3X bus routes, as well as the convenient ring road. The surrounding area boasts ample green spaces and access to a scenic cycle track, all within a short walk.

The ground floor comprises an inviting entrance hall, a bright living room, a modern kitchen/lounge/diner, a cloakroom, and a versatile fourth bedroom. Moving to the first floor, you'll find the impressive main bedroom with an en-suite, along with a spacious lounge (currently used as a fifth bedroom). The top floor features two additional bedrooms and a stylish family bathroom. The decor throughout is immaculate, offering a move-in ready home that's perfect for a family looking to add their personal touch.

The property further benefits from off-street parking and a single garage to the rear of the property.

Don't miss out on this fantastic home! Call Connells today to arrange a viewing—this property is expected to be highly popular due to its prime location and generous living space.

Entrance Hallway

Storage cupboard, doors off to cloakroom, bedroom four and kitchen, lounge, diner. Stairs rising to the first floor, radiator.

Bedroom Four/Study

9' 2" x 6' 1" (2.79m x 1.85m)

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

Cloakroom

WC, pedestal wash hand basin with mixer tap, part tiled LVT flooring and a radiator.

Open Plan Kitchen & Living

23' 5" into bay x 13' max (7.14m into bay x 3.96m max)

Kitchen area:

A range of wall and base units with work tops over, low level electric oven, electric hob with extractor over, metro brick style tiled splash backs, space for a dishwasher, integrated fridge freezer, integrated washing machine, under cupboard lighting, stainless sink and drainer with mixer tap, LVT flooring.

Lounge/Diner:

Double glazed French doors opening to rear garden with double glazed windows to rear aspect, TV point, LVT flooring, under stairs storage and radiator

First Floor

Bedroom One

13' x 10' (3.96m x 3.05m)

Two double glazed windows to rear aspect, door to en-suit, TV point, carpeted flooring and a radiator

En-Suite

Fully tiled shower cubicle with a glass sliding door, WC, pedestal wash hand basin with mixer tap, part tiled, shavers socket, feature tiled flooring and a radiator.

Lounge/Bedroom Five

12' 9" max x 10' 1" (3.89m max x 3.07m)

Two double glazed windows to front aspect, carpeted flooring and a radiator.

Second Floor

Bedroom Two

12' 9" max x 11' 5" (3.89m max x 3.48m)

Double glazed window to rear aspect, built in storage cupboard, TV point, carpeted flooring and a radiator

Bedroom Three

12' 9" max x 7' 5" (3.89m max x 2.26m)

One double glazed window to front aspect, one skylight, built in storage cupboard, TV point, carpeted flooring and a radiator.

Family Bathroom

5' 5" x 6' 4" (1.65m x 1.93m)

Panelled bath with shower over, WC, pedestal wash hand basin with mixer tap, part tiles, featured tile effect lino and a radiator.

Loft

The loft has a fully boarded raised floor and has a fixed loft ladder.

Garage

Up and over door, light and power.

Outside

Front approach:

Enclosed by way of brick and railings, pathway to front, rain canopy and outside light.

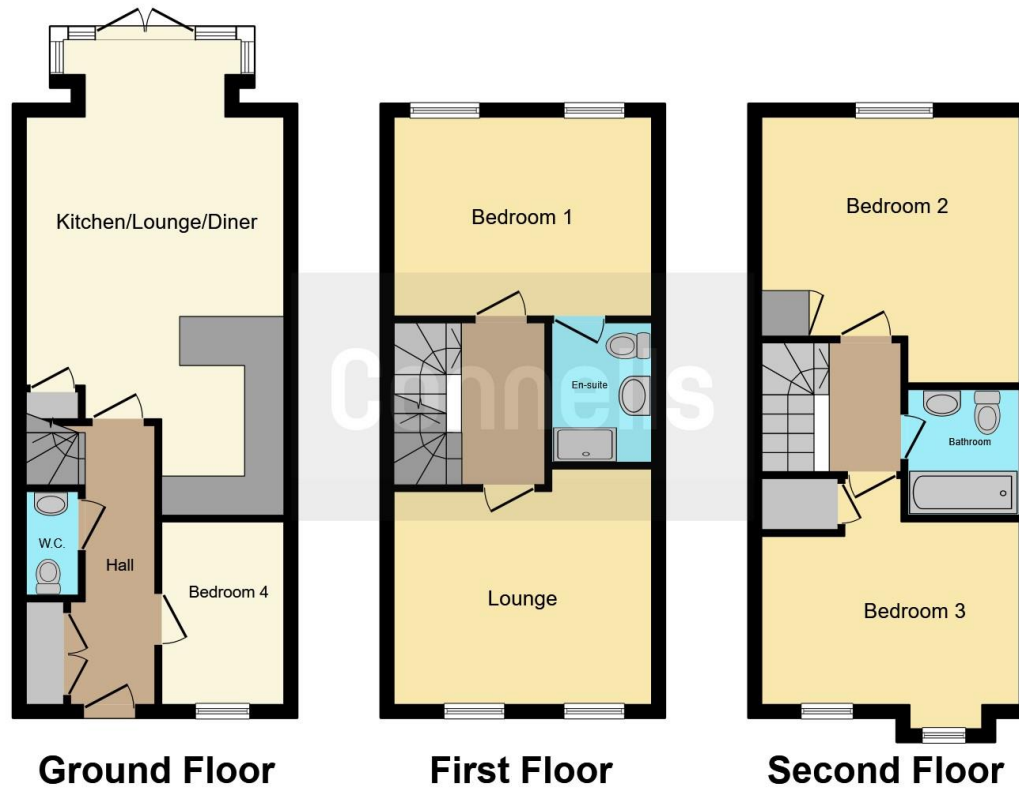
Rear garden:

fully enclosed by way of boundary fencing, mainly laid to patio, rear access leading to driveway and garage.









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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