



Connells

Tulip Road
Emersons Green Bristol



Property Description

We are delighted to bring to market this beautifully presented two-bedroom semi-detached property, built in October 2022, located in the highly desirable Lyde Green development in BS16, South Gloucestershire.

The property offers excellent transport links, with easy access to the A4174 ring road, connecting to the M32, M4, and M5 motorways-ideal for commuters. The area is well-served by shops, schools, and public transport, including the Metrobus, with nearby green spaces and recreational facilities perfect for families.

Situated in a quiet cul-de-sac, the accommodation includes a spacious lounge, a modern kitchen/dining room with garden access, two double bedrooms, and a family bathroom.

Externally, the property benefits from an enclosed rear garden and allocated parking for two vehicles and a visitors parking space.

Properties like this in Lyde Green are in high demand, so contact Connells today to arrange your viewing!

Entrance Hall

Door in from front, stairs rising to the first floor. Doors off to cloakroom and lounge.

Cloakroom

Double glazed obscured window to the front aspect, WC, pedestal wash hand basin with mixer tap and tiled splashback and a radiator.

Lounge

15' x 9' 4" (4.57m x 2.84m)

Double glazed window to the front aspect, TV point, timber and glazed door to kitchen/diner, carpeted flooring and a radiator.

Kitchen/Diner

12' 6" x 8' 2" (3.81m x 2.49m)

Double glazed French doors and window to the rear aspect, modern fitted kitchen with a range of wall and base units with worktops over, low level electric oven, electric hob with extractor over, space and plumbing for a washing machine, space and plumbing for a dishwasher, one and a half bowl stainless steel sink and drainer with mixer tap, space for a free-standing fridge freezer. tiled flooring and a radiator.

Bedroom One

12' 7" x 8' 5" (3.84m x 2.57m)

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

Bedroom Two

12' 2" x 6' 3" (3.71m x 1.91m)

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

Family Bathroom

6' 3" x 5' 6" (1.91m x 1.68m)

Double glazed obscured window to the side aspect, panelled bath with mixer tap, mains shower over with glass shower screen, WC, pedestal wash hand basin with mixer tap, part tiled and a radiator.

Outside

Front approach:

Two off-street allocated parking spaces, pathway leading to the front, side gate giving access to the rear and an outside light.

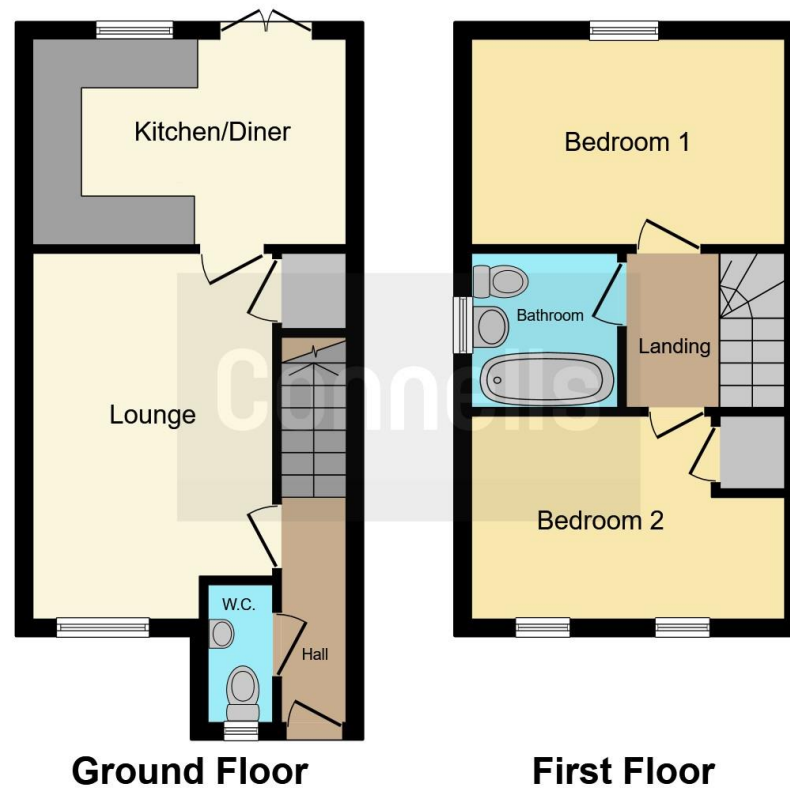
Rear garden:

Fully enclosed by way of boundary fencing, mainly laid to lawn with a patio area, outside tap, outside power, outside light and a shed.









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

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EPC Rating: A

view this property online connells.co.uk/Property/EME306526

Tenure: Freehold



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