



Connells

Westons Hill Drive
Emersons Green Bristol



Property Description

Nestled in the highly sought-after area of Emerson's Green, this charming three-bedroom end-of-terrace property on Weston's Hill Drive offers a perfect balance of comfort, convenience, and modern living. Whether you're a growing family, first-time buyer, or simply looking for a well-connected location, this home is sure to impress.

The property boasts a spacious layout, offering plenty of room for family life, with three generous bedrooms, a well-appointed living area, and a functional kitchen. Outside, you'll find allocated off-street parking, providing the added benefit of convenience and security.

****Location, Location, Location**:**

Weston's Hill Drive enjoys a prime position in Emerson's Green, a popular residential area with excellent local amenities. Within walking distance, you'll find the local shops, cafes, and public services, ensuring everything you need is right at your doorstep. For families, the property is ideally located close to a number of well-regarded schools, making the school run both easy and stress-free.

For commuters, the area offers great access to the M4 and M5 motorways, and public transport options are readily available, linking you to nearby towns and cities, including Bristol. The green spaces and parks nearby are perfect for leisurely walks or outdoor activities, adding to the appeal of this well-connected location.

This property has no onward chain. Please call Connells today to arrange your viewing!

Entrance Hallway

Door in from front, double glazed leaded light window to the front aspect. Doors to cloakroom and lounge.

Cloakroom

Double glazed leaded light window to side aspect, WC, pedestal wash hand basin with tiled splashback, vinyl flooring and a radiator.

Lounge

17' 9" x 10' 5" (5.41m x 3.17m)

Double glazed leaded light window to the front aspect, under stairs storage cupboard, stairs rising to first floor, fireplace surround unit with electric fire, carpeted flooring and a radiator.

Kitchen Diner

14' x 9' 5" (4.27m x 2.87m)

Dual aspect leaded light windows to the rear and side, double glazed sliding doors to the rear giving access to the garden.

Kitchen area:

A range of wall and base units with worktops over, single bowl sink and drainer with mixer tap, low level electric oven, gas hob with extractor over, space and plumbing for a washing machine, space for a free-standing fridge freezer, wall mounted boiler and vinyl flooring.

Dining Area:
Carpeted flooring and a radiator.

Bedroom One

10' 2" x 8' 9" (3.10m x 2.67m)

Two double glazed leaded light windows to the front aspect, door to en-suite, built-in wardrobe, carpeted flooring and a radiator.

En-Suite

Dual aspect double glazed obscured leaded light window to the front and side aspects, shower cubicle, WC, pedestal wash hand basin with tiled splashback and a radiator.

Bedroom Two

11' 5" x 7' 7" (3.48m x 2.31m)

Double glazed leaded light window to the rear aspect, built-in wardrobe, carpeted flooring and a radiator.

Bedroom Three

8' 5" x 6' (2.57m x 1.83m)

Dual aspect double glazed leaded light windows to the rear and side, carpeted flooring and a radiator.

Family Bathroom

7' 7" x 5' 2" (2.31m x 1.57m)

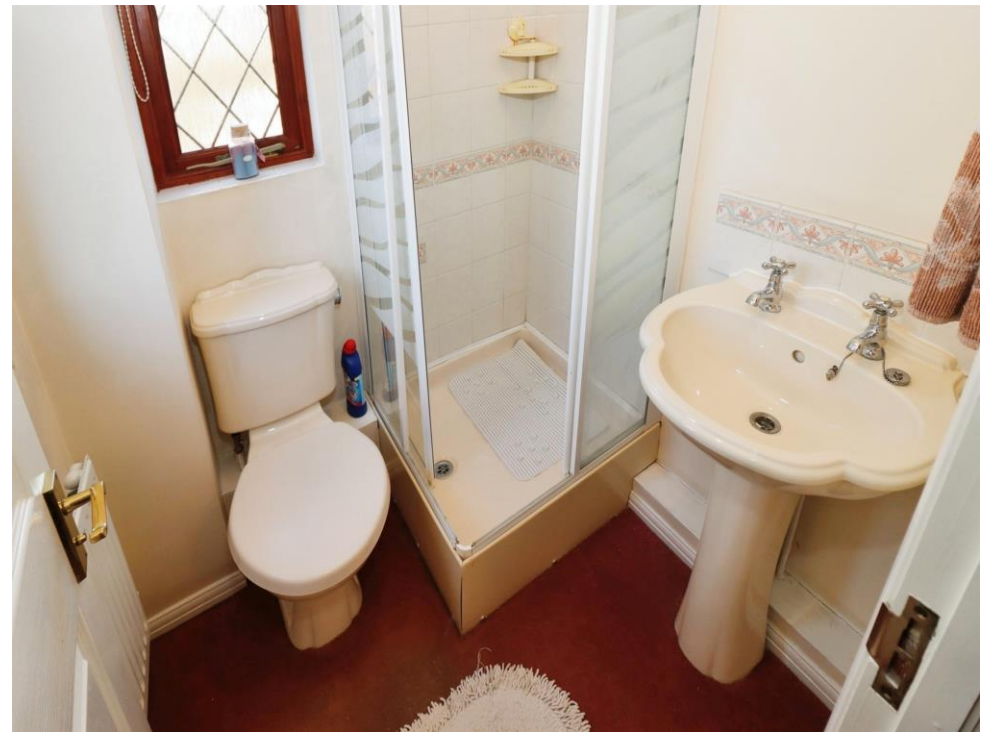
Panelled bath with handheld shower attachment, WC, pedestal wash hand basin with splashback, vinyl flooring and a radiator.

Outside

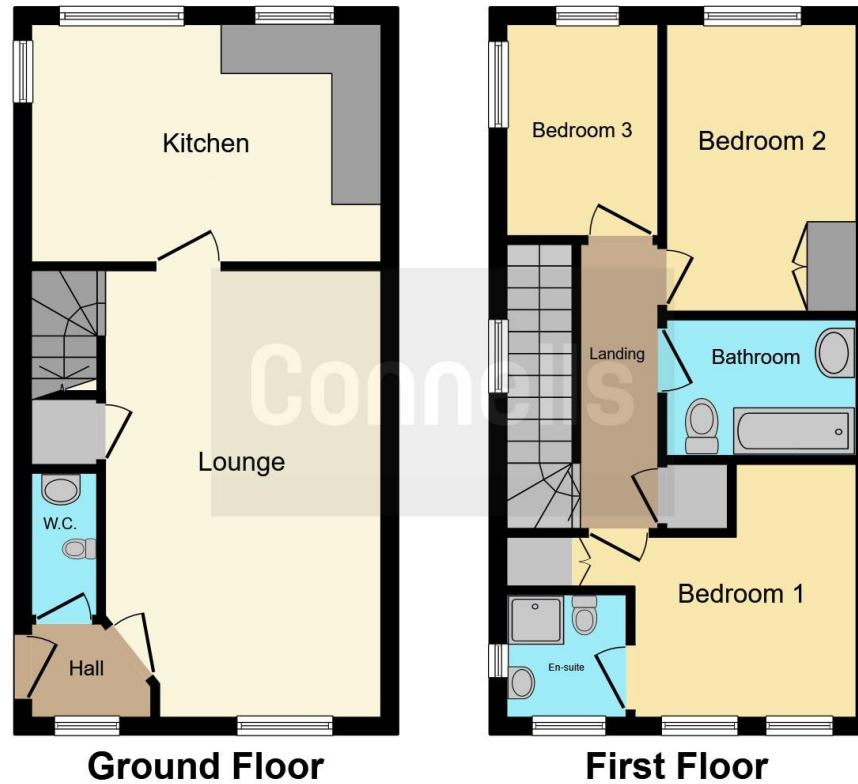
Front approach:
Pathway to front, rain canopy and driveway, front garden with shrubbery enclosed by way of white picket fencing and gate leading to rear garden.

Rear garden,
Enclosed by way of wall and boundary fencing, mainly laid to lawn with patio area. Mature shrubbery, flower beds 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: Awaited

Tenure: Freehold

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