

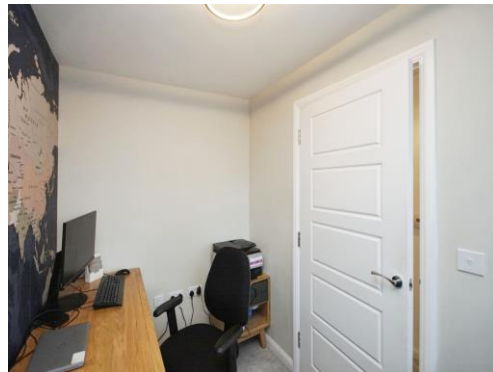


Connells

Sunflower Road
Emersons Green Bristol

Sunflower Road Emersons Green Bristol BS16 7JT

for sale
£425,000



Property Description

This stunning Four-bedroom semi-detached townhouse, built in March 2018, offers a perfect blend of contemporary design and practical living space, ideal for modern family life.

On the ground floor, you are welcomed into a spacious entrance hall with a convenient storage cupboard, where the boiler is located. Adjacent to the hall, you'll find a versatile room that can serve as an office or snug, offering flexibility to suit your needs. A well-appointed cloakroom is also located on this floor. The ground floor also boasts a beautifully designed open-plan kitchen, lounge, and dining area, providing a light-filled space perfect for both relaxing and entertaining. Additionally, there is an under-stairs storage cupboard for added convenience. French doors from the kitchen/lounge/diner lead to a spacious and well-maintained garden, ideal for outdoor enjoyment. The garden also features side access to the garage, offering practical rear access.

On the first floor, you'll find the master bedroom with an en-suite, providing a private retreat. This floor also features a lounge or a fourth bedroom, allowing for a flexible layout depending on your lifestyle needs.

The second-floor hosts two further well-sized bedrooms, each with built-in cupboards, and a family bathroom. Located in the desirable area of Lyde Green, this property offers excellent transport links, with the A4174 nearby, connecting you to the M32, M4, and M5 motorways.

Entrance Hallway

Door in from front, storage cupboard, door to study, door to cloakroom and kitchen/diner. Stairs rising to first floor, wood effect flooring and a radiator.

Study/Bedroom Four

5' 9" x 13' 4" (1.75m x 4.06m)

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

Cloakroom

WC, pedestal wash hand basin with mixer tap, tiled splashback, wood effect flooring, extractor fan and a radiator.

Kitchen/Living

13' 7" max x 12' 5" max (4.14m max x 3.78m max)

Kitchen Area,

Modern fitted kitchen with a range of wall and base units with worktops over, low level electric oven, gas hob with extractor over, metro-brick style splashbacks, integrated fridge freezer, integrated dish washer, single bowl sink and drainer with mixer tap and a breakfast bar.

Living area

Box bay with double glazed French doors to rear aspect with windows either side, TV point, under stairs storage cupboard, wood effect flooring and a radiator.

Bedroom One

13' 7" x 9' (4.14m x 2.74m)

Two double glazed windows to the rear aspect, door to en-suite, carpeted flooring and a radiator.

En-Suite

Shower cubical, fully tiled with glass sliding door, WC, pedestal wash hand basin with tiled splashback, shaver point, extractor fan and tiled flooring.

Lounge

13' 7" x 10' 3" (4.14m x 3.12m)

Two double glazed windows to the front aspect, TV point, carpeted flooring and a radiator

Bedroom Two

13' 8" max x 9' (4.17m max x 2.74m)

Sky light window to rear aspect, restricted ceiling height, storage cupboard, carpeted flooring and a radiator.

Family Bathroom

Panelled bath, WC, pedestal wash hand basin with splash back, extractor fan, tiled flooring and a radiator.

Bedroom Three

13' 8" x 9' 2" (4.17m x 2.79m)

Sky light window to rear aspect, double glazed window to rear aspect, storage cupboard, restricted ceiling height, carpeted flooring and a radiator.

Outside

Front Approach

Enclosed by way of brick wall and railings. Pathway to front, rain canopy, driveway leading to garage.

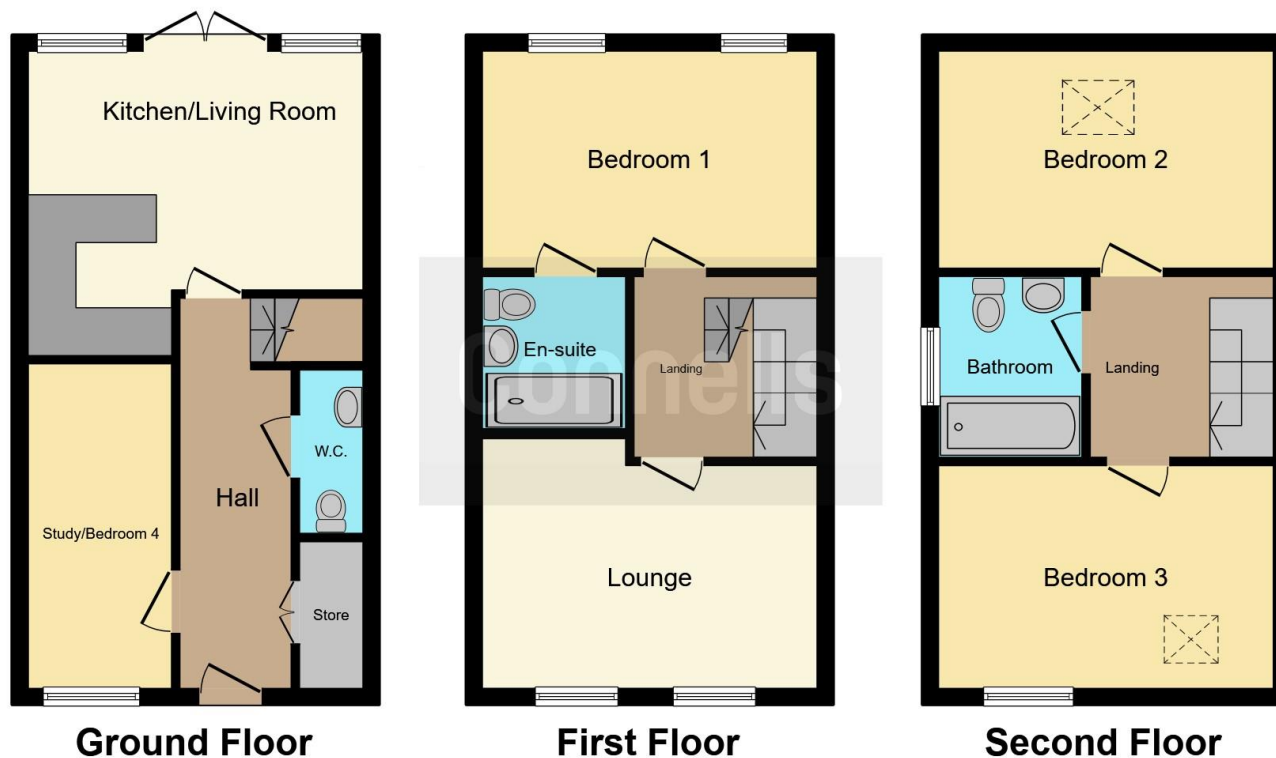
Rear Garden

Fully enclosed by way of boundary fencing, patio area leading to a raised decked area. Steps up to an area laid to artificial turf with seating. Courtesy door to 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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