



Connells

Bye Mead
Emersons Green Bristol

Bye Mead Emersons Green Bristol BS16 7DL

for sale offers over
£500,000



Property Description

Situated in the sought-after area of Bye Mead, Emerson's Green (BS16), this spacious four-bedroom detached home offers modern family living in a prime location. The property boasts a generous frontage, providing excellent kerb appeal. Inside, the ground floor features a separate lounge, a well-proportioned kitchen, and a utility room that provides access to the rear garden. Upstairs, there are four good-sized bedrooms, perfect for growing families or those needing additional workspace. Emerson's Green is a highly desirable area with excellent local amenities, including shops, supermarkets, schools, and parks. The property benefits from fantastic transport links, with easy access to the A4174 ring road, which connects to the M32, M4, and M5, making it ideal for commuters and those needing quick routes to nearby towns and cities.

Porch

Double glazed UPVC door with glazed panel to front, double glazed windows to the front and side aspect, inner door to hall.

Entrance Hallway

Door to lounge, stairs rising to first floor.

Lounge

13' 5" max x 9' 4" max (4.09m max x 2.84m max)

Double glazed bay window to front aspect, fireplace set upon a hearth with mantle over, TV point, under stairs storage cupboard, door to kitchen, wood effect flooring and a radiator.

Kitchen

20' 3" x 9' 2" (6.17m x 2.79m)

Double glazed window and French doors to the rear aspect, shaker style wall and base units with wooden worktops over, sing bowl sink and drainer with mixer tap, integrated dishwasher, space for free standing American style fridge freezer, space for range oven, smooth ceiling with recessed spotlights, wood flooring and a radiator. Door to utility.

Utility

4' 9" x 5' 9" (1.45m x 1.75m)

Door to downstairs WC, rear door leading to garden and under counter space for white goods.

Cloakroom

Bedroom One

13' 4" x 11' 4" (4.06m x 3.45m)

Double glazed window to the front aspect, built in storage cupboard, wood flooring and a radiator. Door to en-suite.

En-Suite

5' 8" x 5' 2" (1.73m x 1.57m)

Double glazed obscured window to the front aspect, shower cubicle with glass door, WC, wash hand basin inset into vanity unit with mixer tap, wood flooring and a radiator.

Bedroom Two

9' 4" max x 11' 3" max (2.84m max x 3.43m max)

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

Bedroom Three

8' 7" x 13' 7" (2.62m x 4.14m)

Dual double-glazed window to the front and side aspects, carpeted flooring and a radiator.

Bedroom Four

8' 6" max x 8' 8" (2.59m max x 2.64m)

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

Family Bathroom

Double glazed obscure window to the rear aspect, panelled bath, WC, wash hand basin inset into vanity unit with mixer tap, wood flooring and a radiator.

Garage

8' 7" x 17' 9" (2.62m x 5.41m)

Outside

front Approach:

Driveway leading to garage, mainly laid to chipping's with mature trees, pathway to front,side access and an outside security light

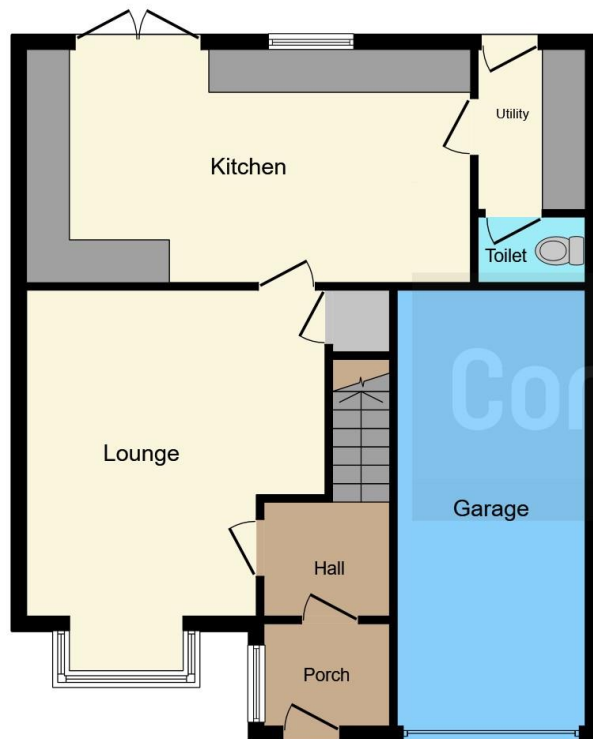
Rear garden:

Fully enclosed by way of boundary fencing, raised decked area, outside tap, steps down to area laid to shingle chippings and outside lights.

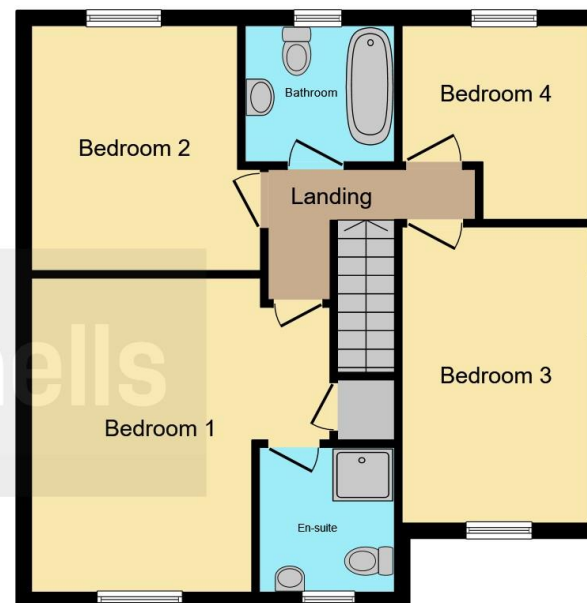








Ground Floor



First Floor

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: C

Tenure: Freehold

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