



**Connells**

Cossham Street  
Emersons Green Bristol



# Cossham Street Emersons Green Bristol BS16 7DU

for sale  
**£650,000**



## Property Description

Located in the sought-after area of Cossham Street, Emersons Green, this impressive four-bedroom detached home, built by Bryant Homes, offers spacious and well-designed living accommodation. Complete with a double garage, this property is perfect for families looking for a combination of modern convenience and a well-connected location.

The ground floor features a welcoming entrance hall that leads to a generous lounge, a separate dining room, and a well-appointed kitchen/breakfast room, offering ample space for family gatherings and entertaining. A convenient downstairs cloakroom completes this level.

Upstairs, the home boasts four well-proportioned bedrooms, including a spacious master suite with a private lobby leading to an en-suite. The remaining three bedrooms are served by a modern family bathroom, making this property ideal for growing families.

Situated in Emersons Green, the property benefits from an excellent range of local amenities, including supermarkets, shops, cafes, and well-regarded schools. There are also several parks and green spaces nearby.

For commuters, the property offers fantastic transport links, with easy access to the A4174 ring road, M32, M4, and M5, providing direct routes to Bristol and Bath.

## Entrance Hallway

Door in from front, doors off to principal rooms, coved and smooth ceiling, stairs rising to the first floor, under stairs storage cupboard, wood flooring and a radiator.

## Cloakroom

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

## Lounge

19' 1" x 11' 4" ( 5.82m x 3.45m )

Double doors in from entrance hallway, double glazed window to the front aspect, double glazed windows and French doors to the rear aspect leading to the rear garden, modern feature fireplace set upon a hearth, TV point, wall lights, coved and smooth ceiling, carpeted flooring and a radiator.

## Dining Room

11' 3" max x 11' max ( 3.43m max x 3.35m max )

Double doors in from entrance hall, double glazed window to the front aspect, coved and smooth ceiling, wood flooring and a radiator.

## Kitchen/Breakfast Room

15' 6" x 11' 3" ( 4.72m x 3.43m )

Double glazed window to rear aspect, Double glazed French doors leading to the rear garden, modern kitchen with a range of wall

and base units with worktops over, one and a half bowl sink and drainer inset into worktop with mixer tap, electric hob with extractor over, eye level electric oven, integrated fridge freezer, island with breakfast bar, smooth ceiling with recessed spotlights, wood flooring and a radiator.

## First Floor Landing

Feature double glazed window to the rear aspect, loft access, storage cupboard and doors off to bedrooms and family bathroom.

## Master Bedroom

15' 3" max x 11' 3" max ( 4.65m max x 3.43m max )

Double glazed French doors opening to a Juliet balcony to the rear aspect with fitted shutters, double glazed feature circular window to the rear aspect, double glazed window to the side aspect with fitted shutters, a smooth pitched ceiling, wall lights, built in wardrobe, carpeted flooring and a radiator.

## En-Suite

7' 10" x 5' 1" ( 2.39m x 1.55m )

Double glazed obscured window to the side aspect, walk in fully tiled shower cubicle with waterfall and handheld shower attachments, WC, floating wash hand basin inset into vanity unit with mixer tap, tiled flooring, smooth ceiling with recessed spotlights, extractor fan and a chrome heated towel rail.

## Bedroom Two

11' 8" x 10' ( 3.56m x 3.05m )

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

## Family Bathroom

6' 2" x 5' 7" ( 1.88m x 1.70m )

Double glazed obscured window to the front aspect, panelled bath with shower over, WC, floating wash hand basin with mixer tap, smooth ceiling with recessed spotlights, fully tiled and a chrome heated towel rail.

## Bathroom Three

11' 7" x 8' 11" ( 3.53m x 2.72m )

Double glazed window to the front aspect, built in double wardrobe, carpeted flooring and a radiator.

## Bathroom Four

11' 8" x 8' 11" ( 3.56m x 2.72m )

Double glazed window to the front aspect, built in double wardrobe, carpeted flooring and a radiator.

## Outside

French approach:

Driveway to garage with multiple car parking spaces, decorative bricked paving and chippings with mature trees. partially enclosed porch with an outside light.

Rear garden:

Fully enclosed by way of boundary fencing, mature shrub and tree borders, mainly laid to lawn and patio area, courtesy door to double garage and side gated access.

## Double Garage

17' 9" x 16' 5" ( 5.41m x 5.00m )

Up and over door, light and power and a courtesy door to the garden.



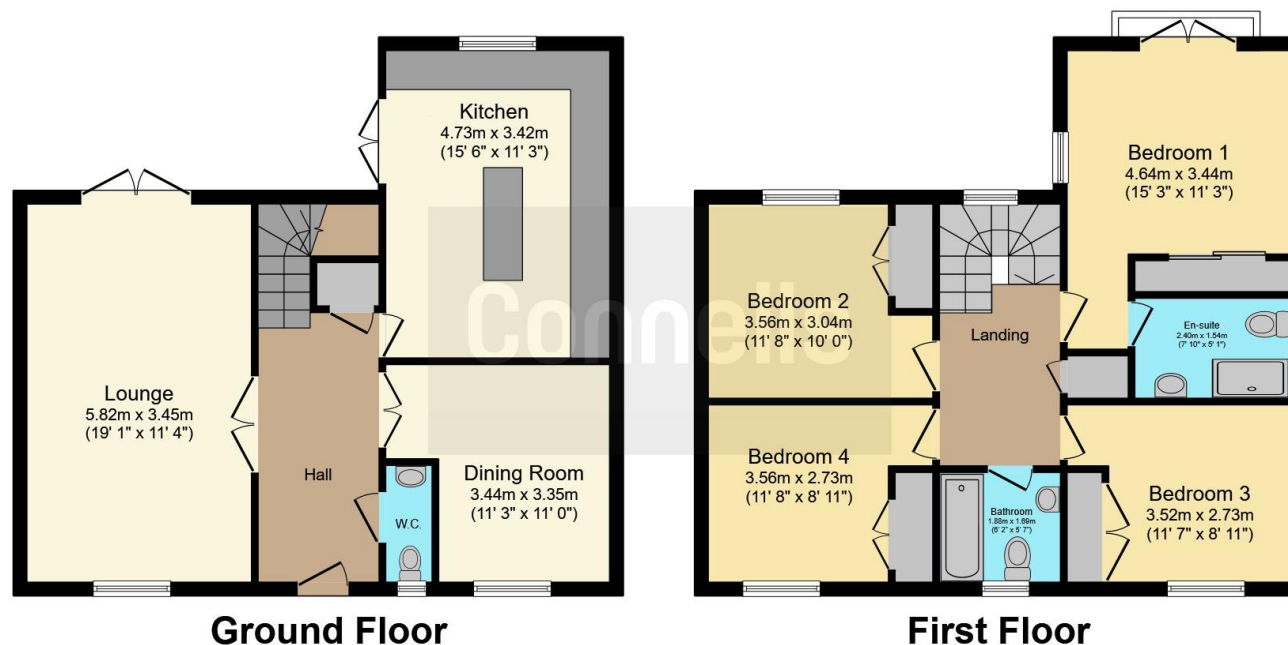












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**EPC Rating: C**

Tenure: Freehold

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