



Thomas Avenue Emersons Green Bristol BS16 7TB

for sale offers over
£450,000



Property Description

Situated in the sought-after area of Emersons Green, Thomas Avenue is a well-presented three-bedroom detached home, perfect for families and professionals alike. This spacious property offers a separate modern kitchen, a downstairs cloakroom, and an open-plan lounge/diner that flows into a bright conservatory-ideal for entertaining or relaxing. Upstairs, you'll find three generous bedrooms and a contemporary family bathroom. Outside, the property benefits from a private driveway, garage, and an enclosed rear garden. Emersons Green is a thriving community with excellent local amenities including shops, cafes, and schools. The area offers superb connectivity with easy access to the M4, M5, and M32 motorways, making commuting to Bristol, Bath, and beyond both quick and convenient. A wonderful opportunity in a desirable location.

Entrance Hall

Wood effect flooring, radiator and doors leading to the kitchen, lounge, wc and access to the garage.

Cloakroom

Wood effect flooring, double glazed window to the side, wash hand basin with mixer tap, wc and a radiator.

Open Plan Lounge/ Diner

20' 2" x 11' 3" (6.15m x 3.43m)

Lounge Area: Rear aspect double glazed window, wood effect flooring, tv point and a radiator.

Dining Area: Double glazed door leading to the conservatory, wood effect flooring and a radiator.

Kitchen

7' 7" x 14' 4" Max (2.31m x 4.37m Max)

Fitted kitchen with a range of wall and base units, double glazed window to the front, gas hob with extractor over, oven, space for a washing machine and dishwasher, wood effect flooring, double glazed door providing access to the side of the property, fridge/freezer and part tiled walls.

Conservatory

9' 9" x 10' 3" Max (2.97m x 3.12m Max)

Double glazed units throughout, French doors opening to the rear garden and wood effect flooring.

Landing

Loft access and doors to all bedrooms.

Bedroom One

12' 2" x 11' 4" Max (3.71m x 3.45m Max)

Double glazed window to the front, radiator and built in double storage cupboards.

En Suite

8' 3" x 5' 6" (2.51m x 1.68m)

Double glazed window to the front, tiled walls, spotlights, extractor fan, wc, wash hand basin, heated towel rail and tiled floor.

Family Bathroom

7' 11" x 4' (2.41m x 1.22m)

Double glazed obscure window to the side aspect, fully tiled, bath with shower hose attachment over and glass shower screen. WC. Wash hand basin. Tiled flooring and Radiator.

Bedroom Two

11' 4" x 9' 2" (3.45m x 2.79m)

Double glazed window to the rear, built in storage cupboard and a radiator.

Bedroom 3

8' 4" x 8' 3" (2.54m x 2.51m)

Double glazed window to the rear, built in storage cupboard and a radiator.

Outside

Rear Garden

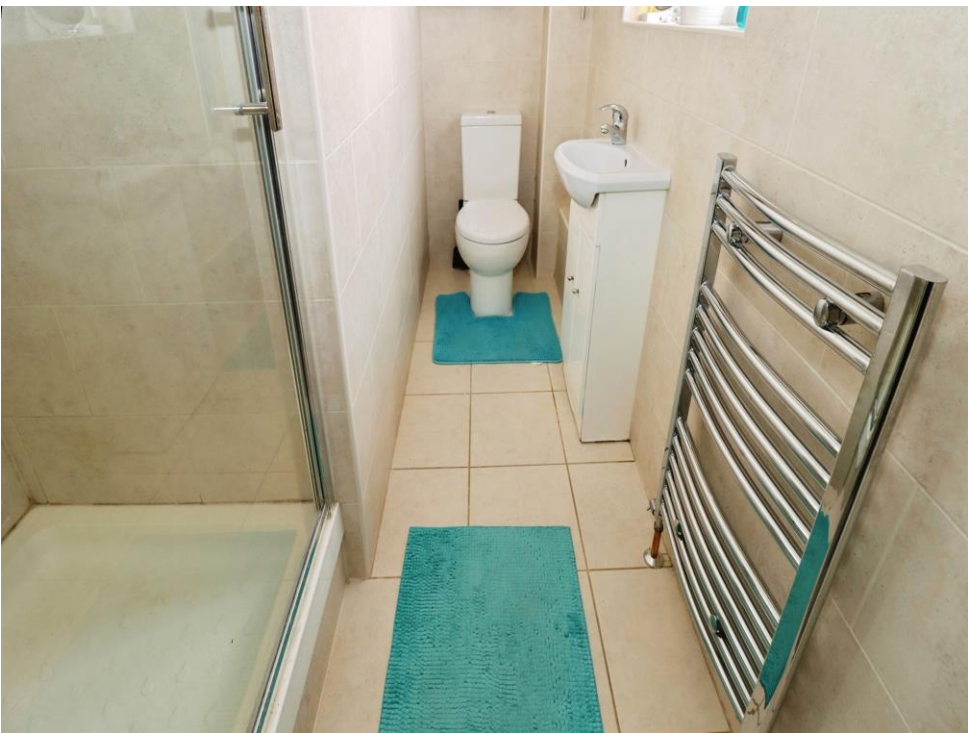
Enclosed by fencing with astroturf, patio area, raised deck area and side access.

Garage

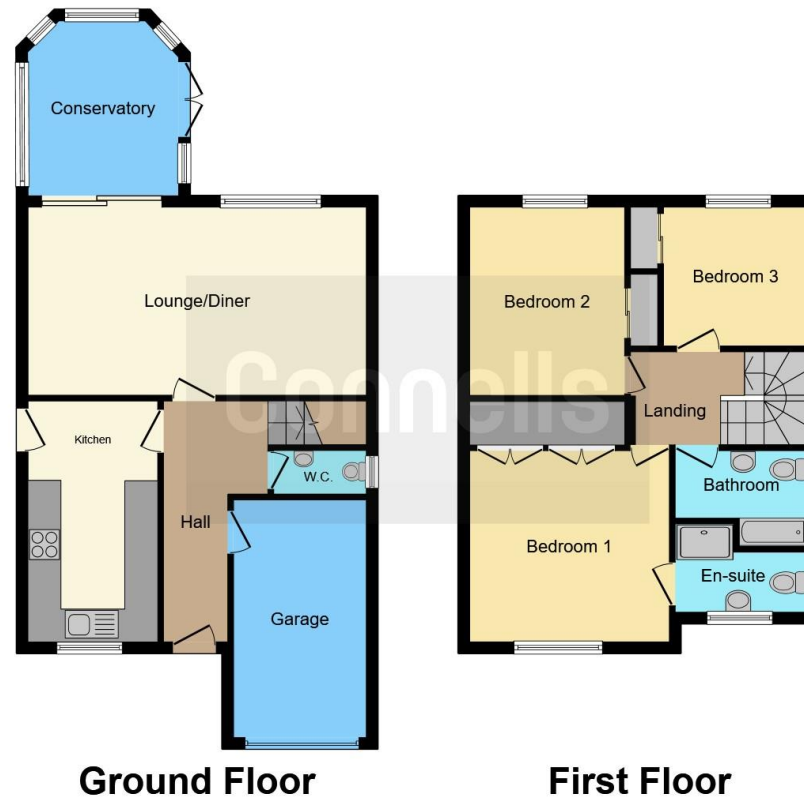
16' 8" x 7' 8" (5.08m x 2.34m)

Up & over door, power, fuse box and a hatch providing access to the storage area above the 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: C Council Tax
 Band: D

Tenure: Freehold

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