



**Connells**

Westons Hill Drive  
Emersons Green Bristol



# Westons Hill Drive Emersons Green Bristol BS16 7DF

for sale offers over  
**£350,000**



## Property Description

Located in the heart of Emersons Green, this three-bedroom semi-detached home offers a fantastic opportunity for buyers seeking convenience, space, and comfort. Set in a quiet cul-de-sac location, the property is within easy reach of a wide range of local amenities including shops, cafes and supermarket.

The area is well-connected, offering excellent access to the A4174 Ring Road, M32, M4, and M5, making it ideal for commuters. Local parks and green spaces are also nearby, providing great options for walking and recreation.

The home itself has been well cared for, with the exterior freshly painted in 2024. It benefits from a spacious layout, private rear garden, garage and driveway.

This area and property will prove popular in the market today to all buyers.

Call Connells now to secure a booking!



## Lounge

10' 4" x 16' ( 3.15m x 4.88m )

Double glazed window to the front aspect, TV point, door to kitchen/diner, carpet flooring, and a radiator.

## Kitchen/Diner

14' 1" x 8' 7" ( 4.29m x 2.62m )

Double glazed window to the rear aspect and double glazed French doors to the rear aspect, a range of wall and base units with worktops over, electric oven with gas hob and extractor over,

space for washing machine and dishwasher, single sink with mixer tap, storage cupboard, tile effect flooring and a radiator.

## Bedroom One

10' 4" x 8' 8" ( 3.15m x 2.64m )

Double glazed window to the front aspect, built-in storage cupboard, carpet flooring, and a radiator.

## Bedroom Two

7' 6" max x 10' max ( 2.29m max x 3.05m max )

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

## Family Bathroom

5' 5" max x 8' 1" max ( 1.65m max x 2.46m max )

Double glazed obscure window to the side aspect, part tiled, WC, wash hand basin, bath with

Electric shower over, carpet flooring, and a radiator.

## Bedroom Three

7' 8" x 6' 9" ( 2.34m x 2.06m )

Double glazed window to the rear aspect, TV point, carpet flooring, and radiator.

## Outside

Garden mainly laid to lawn with fenced borders,

stone patio slabs to the rear, and side access to the front of the property which is mainly laid to chipping's and patio slabs.

## Garage

Up and over door, driveway to the front















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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: EME306647 - 0004