



Connells

Baynton Meadow
Emersons Green Bristol



Property Description

This beautifully presented four-bedroom detached home is located in a cul-de-sac, the sought-after road of Baynton Meadow in Emersons Green. Internally, the home features a large front-facing lounge with fireplace, separate dining room with access to the rear garden, a bright and stylish kitchen with integrated appliances, and a Breakfast Family room with French doors. The first floor provides four double bedrooms, all with built-in wardrobes, including a generous master bedroom with en-suite. A contemporary family bathroom completes the upstairs layout. Externally, the property boasts a large, mature rear garden with patio and lawn areas, along with a private greenery area. The front offers a spacious driveway with EV charger, low-maintenance landscaping, and access to the converted garage, currently split into two useful zones. This home is perfectly positioned close to local schools, shops, parks, and commuter links.

Entrance Hall

Doors off to lounge, dining room, kitchen, Breakfast family room and cloakroom, wood effect flooring, and radiator.

Lounge

12' x 17' (3.66m x 5.18m)

Double glazed window to the front aspect, fireplace, TV point, carpet flooring, and two radiators.

Cloakroom

3' 1" x 5' 5" (0.94m x 1.65m)

Extractor, WC, wash hand basin, wood effect flooring, and radiator.

Dining Room

10' 2" max x 12' max (3.10m max x 3.66m max)

Double white UPVC doors to rear garden, carpet flooring, and radiator.

Breakfast Family Room

14' 1" x 9' 3" (4.29m x 2.82m)

Double glazed French doors to rear garden, double glazed windows to rear and side aspects, wood effect flooring, and radiator.

Kitchen

15' 2" max x 10' 8" max (4.62m max x 3.25m max)

Double glazed window to the rear aspect, wood effect flooring, smooth ceilings with spotlights, wooden base units with worktops, electric hob with extractor over, sink with mixer tap, integrated fridge, dishwasher, and medium-level electric oven, and radiator.

Utility Room

9' 1" x 5' 4" (2.77m x 1.63m)

Double glazed door to side aspect, integrated freezer, cupboard, wood effect flooring, and radiator.

First Floor Landing

Access to all four bedrooms, airing cupboard housing central heating system, loft hatch access, and carpeted flooring.

Bedroom One

15' max x 14' 6" max (4.57m max x 4.42m max)

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

En-Suite

10' 9" max x 5' 6" max (3.28m max x 1.68m max)

Obscured double glazed window to the front aspect, walk-in shower with glass shower screen and doors, electric shower with hose attachment, WC, wash hand basin, sloped ceilings, extractor, tile effect flooring, and radiator.

Bedroom Two

12' x 13' 8" (3.66m x 4.17m)

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

Family Bathroom

9' 6" max x 6' 4" max (2.90m max x 1.93m max)

Double glazed obscured window to the rear aspect, walk-in shower with electric shower and hose attachment, Glass shower doors, separate panelled bath with mixer tap, WC, wash hand basin, tile effect flooring, and radiator.

Bedroom Three

11' 7" x 12' (3.53m x 3.66m)

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

Bedroom Four

12' 3" x 9' 4" (3.73m x 2.84m)

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

Garage

17' 6" max x 15' 1" max (5.33m max x 4.60m max)

Garage Front:

Entering from utility Electricity, fuse board, carpet tiled flooring, and lighting.

Garage Rear:

Lighting, electricity, and up-and-over garage door.

Outside

Front Garden & Driveway:

The front garden is mainly laid to patio and stone chippings with fenced borders and decorative trees. The driveway includes an EV charger and offers off-road parking.

Rear Garden:

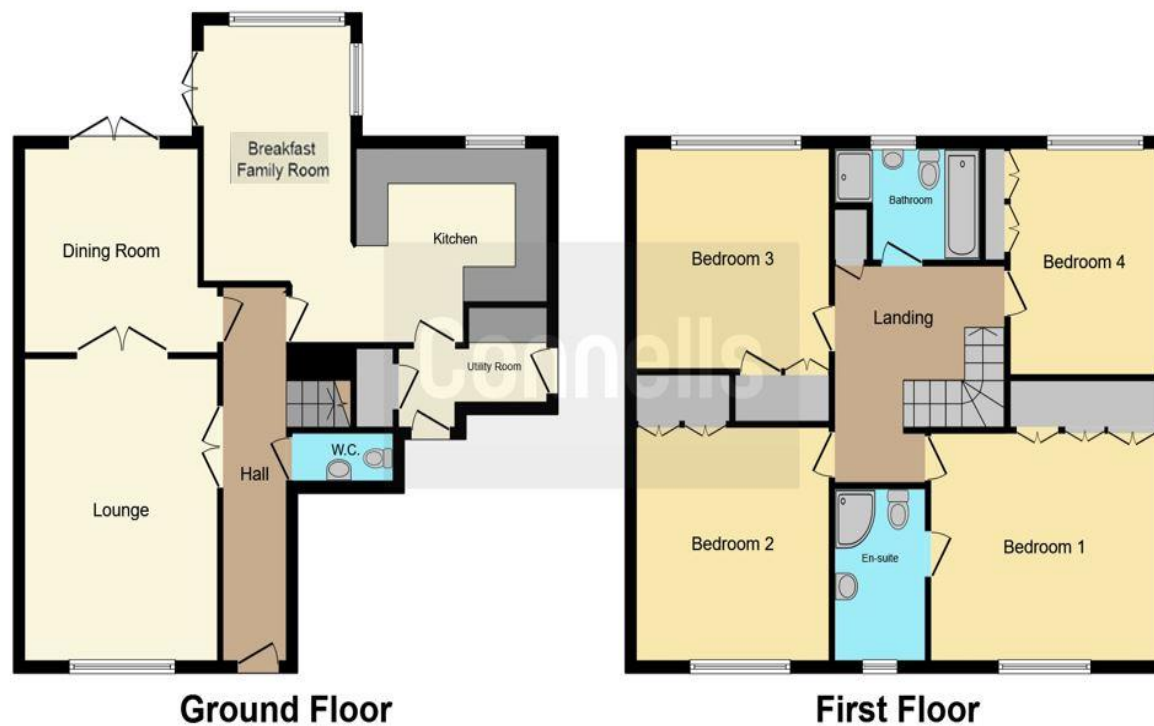
Mainly laid to lawn and patio area with fenced borders. There is a private greenery space to the rear of the property that is bordered by shrubbery. The garden features a variety of mature shrubs and

bushes, providing excellent privacy and colour.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Awaited
 Council Tax Band: F

Tenure: Freehold

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