



Connells

Gentian Close
Emersons Green Bristol

Gentian Close Emersons Green Bristol BS16 7GS

for sale offers in excess of
£500,000



Property Description

Located in the sought-after area of Lyde Green, this beautifully presented four-bedroom detached home offers an ideal layout for modern family living.

The ground floor features a welcoming hallway, stunning kitchen/dining room and a spacious lounge with dual aspect windows and French doors leading to the garden, a separate utility room, and a convenient downstairs cloakroom. Upstairs, the property boasts four well-proportioned bedrooms, including a main bedroom with an en-suite, alongside a stylish family bathroom. The home also benefits from ample storage space and a bright landing. Externally, the property includes an enclosed rear garden, perfect for entertaining, as well as a garage with an EV charging point and off-street parking.

Situated close to local schools, shops, and transport links, this home combines comfort, practicality, and convenience in one of the area's most desirable locations.

Calls Connells now to arrange your viewing!

Entrance Hall

14' 8" x 6' 5" (4.47m x 1.96m)

Double glazed door to the front aspect, doors to principal rooms, smooth ceiling

with recessed spotlights, door to cloakroom, under stairs storage, stairs rising to the first floor, tiled

flooring and a radiator.

Lounge

19' 8" max x 11' 4" max (5.99m max x 3.45m max)

Double glazed window to the front aspect, double glazed doors to the rear leading to the garden,

TV point, carpet flooring and two radiators.

Open Plan Kitchen Diner

19' 7" max x 11' 7" max (5.97m max x 3.53m max)

Double glazed windows to the front, side and rear aspects, modern fitted kitchen with a range of

wall and base units with worktops over, low level electric oven, gas hob with extractor over, one and a half bowl sink and drainer with hose mixer tap, integrated fridge freezer, integrated dishwasher, breakfast bar, smooth ceiling with recessed spotlights, tiled flooring and two radiators.

Cloakroom

WC, pedestal wash hand basin with mixer tap, tiled flooring, extractor fan and a radiator.

Utility

6' 5" x 4' 7" (1.96m x 1.40m)

Double glazed door to the rear aspect, wall units with worktops over, integrated washing machine, cupboard housing the boiler, tiled flooring and a radiator.

Bedroom One

11' 6" x 10' (3.51m x 3.05m)

Double glazed window to the rear aspect, built-in mirrored wardrobe, door to en-suite, TV point, carpet flooring and a radiator.

En-Suite

6' 3" x 4' 6" (1.91m x 1.37m)

Double glazed obscured window to the rear aspect, walk-in shower cubicle, WC, pedestal wash hand basin with mixer tap, fully tiled walls, tiled flooring and a chrome heated towel rail.

Bedroom Two

12' max x 9' 7" max (3.66m max x 2.92m max)

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

Bedroom Three

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window to the rear aspect, TV point, built-in mirrored wardrobe, carpet flooring and a radiator.

Bedroom Four

10' 1" max x 8' 3" max (3.07m max x 2.51m max)

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

Family Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

Double glazed obscured window to the front aspect, panelled bath with shower over, pedestal wash hand basin with mixer tap, WC, part tiled walls, tiled flooring and a chrome heated towel rail.

Garage

- Garage with access from the garden
- Side gate to garden with access to the street
- External tap, and electrical sockets
- EV Charger

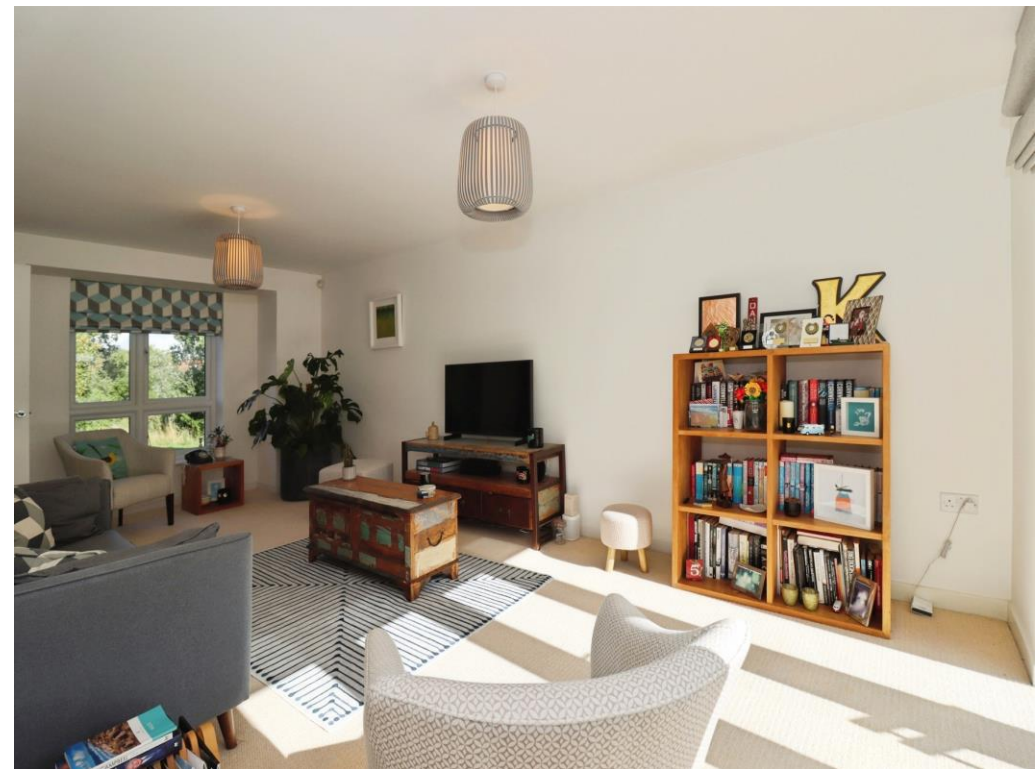
Outside

Front Garden

The front garden offers a welcoming approach to the property with a paved pathway leading to the entrance. Low-maintenance shrubs border the house, providing greenery and privacy, while the neatly kept lawn and side planting create a clean and attractive kerb appeal.

Rear Garden

The rear garden is fully enclosed and designed for both relaxation and entertaining. A central lawn is complemented by paved stepping stones, leading to a patio area perfect for outdoor dining. Well-established hedging provides privacy, while a raised seating area with decking creates an inviting spot for social gatherings. Planters and modern garden furniture further enhance the appeal of this versatile outdoor space.









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: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/EME306813



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