



Connells

Pinkers Mead
Emersons Green Bristol



Property Description

OFFERED WITH NO ONWARD CHAIN

Located in the highly sought-after Emersons Green area, this well-presented four-bedroom detached home offers a generous layout ideal for family living.

The ground floor comprises a welcoming entrance hall, a stylish kitchen/breakfast room with integrated appliances, a bright lounge with French doors leading to the garden, a separate dining room and a conservatory with a solid roof and spotlights. Upstairs are four good-sized bedrooms including a main bedroom with ensuite shower room and fitted wardrobe, plus a modern family bathroom. Externally, the property features a private driveway leading to a garage with power and an up-and-over door, while the rear garden is attractively landscaped with lawn, patio and seating areas ideal for relaxing and entertaining.

Emersons Green is a popular development offering easy access to local schools, the David Lloyd Leisure Centre, Metrobus links, cycle routes and the A4174 Ring Road for the M4 and M5.

Call Connells today to arrange your viewing.

Entrance Hall

Provides access to the kitchen/breakfast room, lounge, downstairs cloakroom, and stairs rising to the first floor. Wood-effect flooring and radiator.

Kitchen/Breakfast Room

13' 9" max x 9' 8" max (4.19m max x 2.95m max)

Double glazed window to front aspect and double-glazed side door to side aspect. Smooth ceiling with spotlights, a range of wall and base units with worktops over, electric hob with low-level oven and extractor over, built-in microwave, one-and-a-half bowl sink with drainer, dining space, wine rack, and storage and a radiator.

Downstairs Cloakroom

4' 9" x 2' 10" (1.45m x 0.86m)

Wood-effect flooring, WC, wash hand basin, extractor fan, and radiator.

Lounge

14' 5" x 10' 11" (4.39m x 3.33m)

Double glazed French doors to rear aspect with matching windows to either side. Gas fireplace, carpet flooring, TV point, access to dining room, and two radiators.

Dining Room

9' 1" x 7' 10" (2.77m x 2.39m)

Access to the lounge and conservatory, carpet flooring, and radiator.

Conservatory

10' 4" max x 10' 4" max (3.15m max x 3.15m max)

Double glazed French doors to side aspect, fully double glazed windows, solid roof with spotlights, wood-effect flooring, and radiator.

First Floor Landing

Provides access to all four bedrooms and family bathroom, wood-effect flooring, and built-in storage cupboard.

Bedroom One

10' 6" max x 10' 3" max (3.20m max x 3.12m max)

Double glazed window to front aspect, built-in wardrobe, carpet flooring, and radiator.

Ensuite

7' 9" x 3' 2" (2.36m x 0.97m)

Double glazed obscured window to side aspect, wood-effect flooring, WC, wash hand basin, walk-in shower with sliding door, extractor fan, and radiator.

Bedroom Two

14' 3" x 9' 6" (4.34m x 2.90m)

Double glazed window to front aspect, large freestanding wardrobe, wood-effect flooring, and a radiator.

Bedroom Three

11' 1" x 9' 6" (3.38m x 2.90m)

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

Bedroom Four

7' 10" into cupboard x 7' 5" (2.39m into cupboard x 2.26m)

Double glazed window to rear aspect, wood-effect flooring, built-in storage cupboard, and radiator.

Measurements without the office furniture provided by the vendor from development plans show 8'1" x 7'5"

Family Bathroom

7' 5" x 6' 1" (2.26m x 1.85m)

Double glazed obscured window to rear aspect, spotlights, extractor fan, WC, wash hand basin, panelled bath with shower over and glass screen, wood-effect flooring, and chrome heated towel rail.

Front Garden & Driveway

Driveway providing multiple off-street parking leading to the garage. Pathway to front entrance with mature shrubs and lawn borders.

Rear Garden

Mainly laid to lawn with paved patio, gravelled borders, raised planting, and a pergola-covered seating area ideal for outdoor dining and entertaining. Enclosed by fencing for privacy.

Garage

16' 10" x 7' 10" (5.13m x 2.39m)

Up-and-over door to front aspect, internal power supply and lighting.









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: E

Tenure: Freehold

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