



**Connells**

Forgetmenot Way  
Emersons Green Bristol

# Forgetmenot Way Emersons Green Bristol BS16 7JW

for sale offers over  
**£550,000**



## Property Description

Situated in the desirable location of Forgetmenot Way in Lyde Green, this impressive four-bedroom detached home offers spacious and modern living, complete with a garage and allocated parking. Designed for comfort and functionality, this home is perfect for families looking for a well-connected yet peaceful setting.

The ground floor boasts a spacious lounge and separate dining room, providing versatile living spaces for relaxation or entertaining. The bright and spacious kitchen at the heart of the home, offering direct access to the rear garden, where you'll also find rear access to the garage. A convenient utility room and a downstairs cloakroom complete this level.

Upstairs, the property features four well-sized bedrooms, including a generous main bedroom with its own en-suite. The remaining bedrooms share a stylish family bathroom. The layout is designed to offer both privacy and practicality, making it ideal for modern family life.

Lyde Green is a sought-after area known for its excellent local amenities, including schools, supermarkets, cafes, and leisure facilities. There are also beautiful green spaces nearby, perfect for outdoor activities. For commuters, the property benefits from excellent transport links, with easy access to the A4174 ring road, M32, M4, and M5, ensuring smooth connections to Bristol, Bath, and beyond.

## Entrance Hallway

Door in from front, door to cloakroom and principal rooms, under stairs storage and stairs rising to the first floor.

## Cloakroom

Double glazed obscured window to the front aspect, WC, pedestal wash hand basin with mixer tap, part tiled and a radiator.

## Lounge

19' 8" x 10' 1" ( 5.99m x 3.07m )

Two double glazed windows to the front aspect, double glazed French doors to the rear aspect, TV point, wood effect flooring and two radiators.

## Dining Room

16' max x 10' 6" max ( 4.88m max x 3.20m max )

Double glazed window to front aspect, vinyl flooring and two radiators.

## Kitchen

11' x 8' 6" ( 3.35m x 2.59m )

Double glazed window to the rear aspect, a range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, metro brick tiled splashback, eye level electric oven, gas hob with extractor over, integrated fridge freezer and space for a dishwasher.



## Utility

8' 6" x 6' 1" ( 2.59m x 1.85m )

Double glazed door leading to the rear garden, wall and base units with worktop over, stainless steel sink and drainer with mixer tap, metro brick tiled splashback and space for a washing machine.

## Bedroom One

13' 8" x 10' 10" ( 4.17m x 3.30m )

Double glazed window to the rear aspect, TV point, door to En-suite, carpeted flooring and a radiator.

## En-Suite

6' 3" x 4' 9" ( 1.91m x 1.45m )

Double glazed obscure window to the rear aspect, shower cubicle with glass door, WC, pedestal wash hand basin with mixer tap, part tiled and a radiator.

## Bedroom Two

10' 4" x 10' 3" ( 3.15m x 3.12m )

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

## Bedroom Three

10' 4" x 9' 3" ( 3.15m x 2.82m )

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

## Bedroom Four

11' 2" max x 8' 9" max ( 3.40m max x 2.67m max )

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

## Bathroom

8' 5" x 4' 9" ( 2.57m x 1.45m )

Double glazed obscured window to the front aspect, panelled bath with mains shower over, WC, pedestal wash hand basin with mixer tap, part tiled and a radiator.

## Outside

Front Garden

Pathway to the front door with shrubbery to either side, rain canopy, side gated access to rear and driveway leading to garage.

Rear Garden :

Fully enclosed by way of brick and fenced borders, split level garden, laid to lawn with a patio and decking areas, mature shrubbery and tree, outside light, outside power, outside tap, shed, courtesy door to garage and an outside light.

## Garage

20' x 10' 5" ( 6.10m x 3.17m )

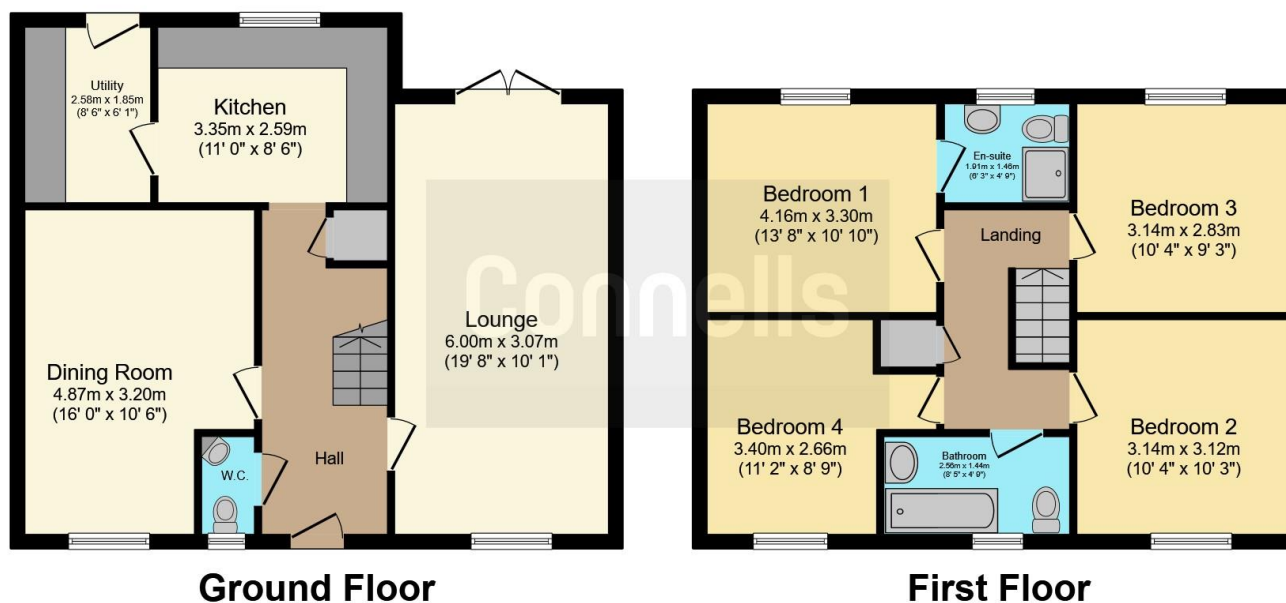
Courtesy door to garden, power and light.











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)

To view this property please contact Connells on

**T 0117 956 9555**  
**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
 BRISTOL BS16 7AE

**EPC Rating: B**

**view this property online** [connells.co.uk/Property/EME306586](http://connells.co.uk/Property/EME306586)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EME306586 - 0004