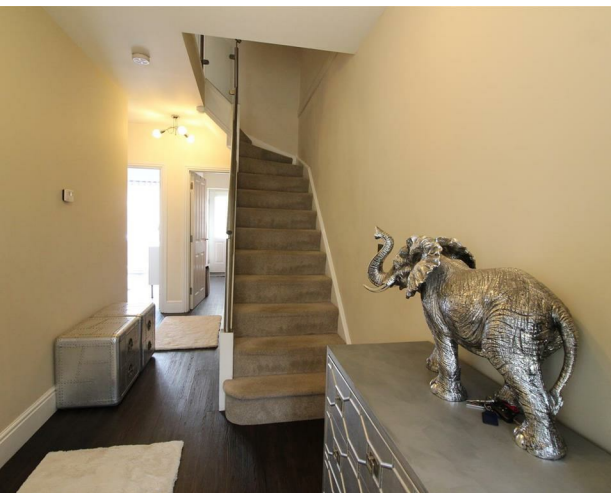
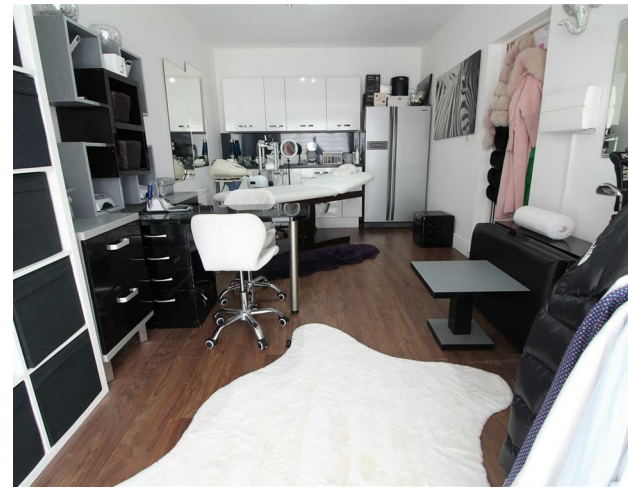


Willowherb Road, Emersons Green, BS16 7GB

£499,950





# Willowherb Road, Emersons Green, BS16 7GB

£499,950

Council Tax Band: E

Welcome to Willowherb Road, Lyde Green - a charming location for this delightful property! This stunning house boasts 3 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With potential for 4/5 spacious bedrooms and 3 modern bathrooms, there is plenty of room for the whole family to enjoy.

This property offers a generous 1,378 sq ft of living space, providing ample room for all your needs. Built in 2014 this house is a perfect blend of contemporary design and comfort, with a touch of elegance. Step in and be greeted by a warm and inviting atmosphere. The current owners have taken care with every detail in the upgrades they have made on this property from the kitchen and its modern design, to the glass and stainless steel banisters, the balcony and the hot tub in the rear garden which is included in the sale.

Whether you're looking to host gatherings in the spacious reception rooms or unwind in the privacy of your own bedroom, this property offers the perfect balance of functionality and style.

As with all properties in Lyde Green there is a maintenance fee of £198.60 per year.

This property is a short walk from the David Lloyd Sports Centre, and a few minutes from the Emersons Green shopping area. The new Lyde Green Community School is currently under construction and is due to open in September 2026.

## Entrance Hall

uPVC front door with double glazed panels. Wood flooring. Radiator.

## Reception Room

19'10" x 10'3" (6.05 x 3.14)

A large and versatile room at the front of the property. Great as a bedroom or a large lounge or anything that you wish. uPVC double glazed windows. Radiator.

## Bedroom 4 / Lounge

11'8" x 11'0" (3.56 x 3.36)

To the rear of the property with uPVC double glazed bi-fold doors leading to the rear garden. Radiator.

## Cloakroom

6'6" x 3'2" (1.99 x 0.97)

Low level WC, Basin on wall. Extraction fan. Radiator.

## Utility Room

12'0" x 5'6" (3.68 x 1.69)

Wall and floor mounted storage units. Stainless steel sink and drainer. Extraction fan. Gas boiler. Door to rear garden. Radiator.

## Kitchen/Diner

17'5" x 9'5" (5.31 x 2.89)

Wall and floor mounted storage units. Composite sink and drainer. Glass splash backs. Integrated dishwasher. Space for a large American style fridge freezer. Double electric oven. Built in microwave. Gas hob. Lots of work surface space. uPVC double glazed windows. uPVC double glazed French doors to balcony. Extractor hood. Wood flooring.

## Balcony

10'7" x 4'3" (3.23 x 1.30)

With stainless steel balustrade and glass panels and a deck floor. Somewhere to sit to facing towards the sunset with a coffee in the morning or a glass of something in the evening.

## Lounge

17'5" x 11'2" (5.32 x 3.41)

At the rear of the property. uPVC double glazed French doors leading to a Juliette balcony. uPVC double glazed windows. TV and internet points. Radiator.

## Landing

Stairs. Under stairs cupboard. Radiator. Wood flooring.

## Bedroom 1

14'7" x 9'5" (4.46 x 2.88)

To the front of the property. uPVC double glazed windows. Radiator.

## En-suite

10'8" x 5'8" (3.26 x 1.74)

Large shower enclosure. Basin on pedestal. Low level WC. Part tile walls. Extraction fan. Frosted uPVC double glazed window. Ladder style radiator.

## Bedroom 2

11'1" x 9'10" (3.40 x 3.02)

To the rear of the property. uPVC double glazed windows. Radiator.

## Bedroom 3

10'0" x 7'3" (3.05 x 2.22)

uPVC double glazed windows. Radiator.

## Landing

Storage cupboard. Radiator.

## Bathroom

7'10" x 6'9" (2.41 x 2.08)

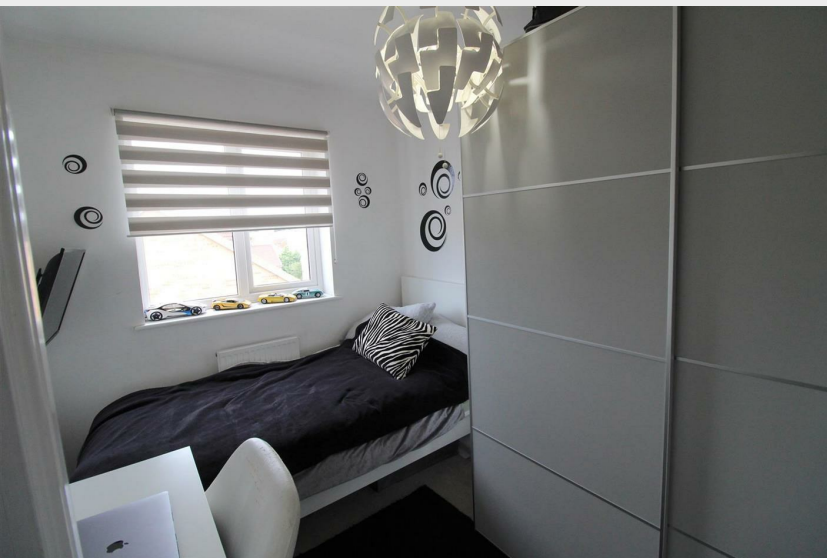
Panel bath with shower over. Glass shower screen. Low level WC. Basin on pedestal. Part tile walls. Extraction fan.

## Rear Garden

Low maintenance rear garden. Garden shed. Hot Tub. Side access gate.

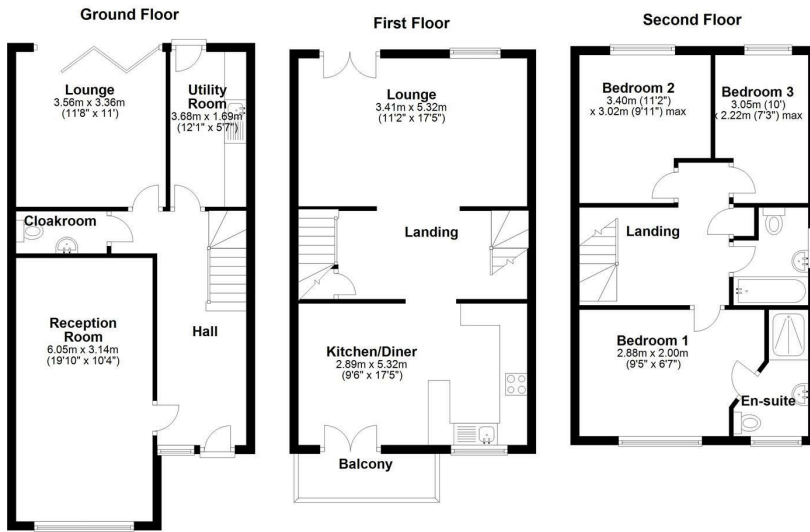












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	