



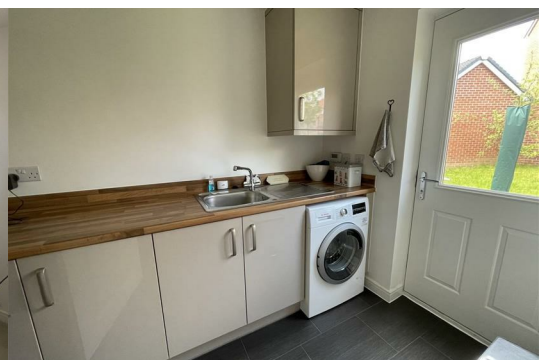
19 Forgetmenot Way

Emersons Green, Bristol, BS16 7JW

£450,000



MODERN FOUR BEDROOM DETACHED HOME, SET IN A LOVELY POSITION Property Comprising of Hallway, Cloakroom, Lounge, Dining Room, Kitchen, Utility Room, Landing, Bathroom, Four Bedrooms, En-suite To Master. Benefits From Double Glazing, Gas Central Heating, Enclosed Rear Garden, Garage and Driveway. Over Looking Playing Fields



Hallway

Entrance door, stairs, under stairs storage cupboard, radiator, door to:-

Cloakroom/WC

Two piece suite comprising of wash hand basin, low level wc, double glazed window

Lounge 19'9" x 10'0" (6.02m x 3.06m)

Two double glazed windows, two radiators, double glazed french doors to gardens

Dining Room 15'10" x 10'5" (4.85m x 3.20m)

Two double glazed windows, two radiators

Kitchen 11'1" x 8'5" (3.39m x 2.58m)

Matching range of wall and base units with worktop space over, sink unit, built in fridge/freezer, dishwasher, cooker & hob, double glazed window, door to:-

Utility Room 8'6" x 5'10" (2.60m x 1.80m)

Matching range of wall and base units with worktop space over, sink unit, plumbing for washing machine, radiator, door to garden, combi gas boiler housed in kitchen unit

Landing

Radiator, airing cupboard, door to:-

Bedroom 1 13'7" x 10'9" (4.16m x 3.29m)

Double glazed window, radiator, door to:-

En-suite Shower Room 6'3" x 4'10" (1.91m x 1.49m)

Three piece suite comprising of shower cubical, wash hand basin, low level wc, tiled surround, double glazed window, radiator

Bedroom 2 10'2" x 10'2" (3.10m x 3.12m)

Double glazed window, radiator, loft access

Bedroom 3 11'0" x 8'7" (3.36m x 2.63m)

Double glazed window, radiator

Bedroom 4 10'2" x 9'2" (3.12m x 2.81m)

Double glazed window, radiator

Bathroom 8'3" x 4'7" (2.54m x 1.42m)

Three piece suite comprising of panelled bath with shower over, wash hand basin, low level wc, double glazed window, radiator, tiled surround

Garden

Mainly laid to lawn with patio seating area and mature plants/trees

Garage & Driveway

Driveway to front of garage, single garage with access from rear garden

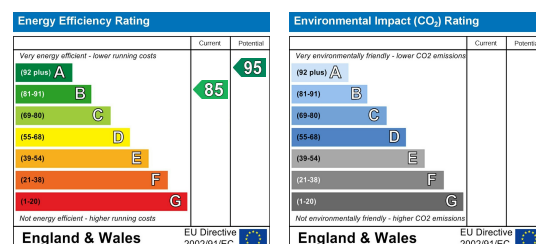
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

31 High Street, Kingswood, Bristol, BS15 4AA

Tel: 0117 967 9102 Email: oakestateagents@googlemail.com www.estateagentskingswood.co.uk