

77 Johnson Road, Bristol, BS16 7JP

Offers In The Region Of £650,000

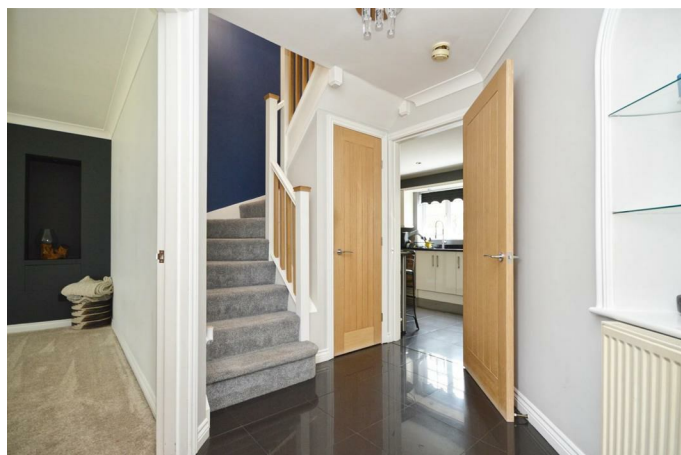
Situated on Johnson Road in the desirable area of Emersons Green, this impressive four-bedroom detached family home offers a perfect blend of comfort and convenience. Spanning an ample 1,475 square feet, the property has been meticulously maintained and is presented to a high standard throughout.

Upon entering, you will find two spacious reception rooms that provide versatile living spaces, ideal for both relaxation and entertaining. The well-appointed kitchen leads to a charming conservatory, which overlooks the enclosed rear garden, creating a serene space for family gatherings or quiet evenings. The master bedroom features an en suite bathroom, ensuring privacy and comfort, while three additional bedrooms offer ample space for family or guests.

The property benefits from modern conveniences such as gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency. Outside, the driveway provides off-street parking, complemented by a garage for additional storage or vehicle accommodation.

Entrance via front door into

Hallway



Stairs rising to first floor landing, storage cupboard, tiled flooring, radiator, alcove shelving with downlight, coving, doors to

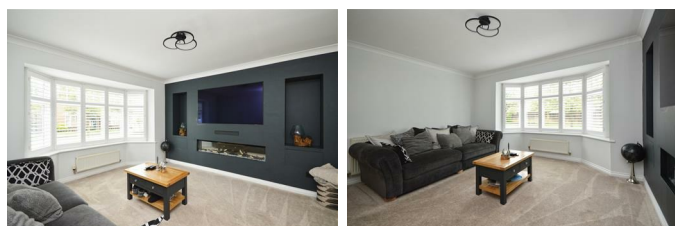
Downstairs W/C



uPVC obscured double glazed window to front aspect, tiled flooring, wash hand basin with chrome taps, low level w/c, wall mounted heated towel rail.

Sitting Room

14'9" x 14'6" (4.50 x 4.44)



uPVC double glazed feature bay window to front

aspect, 2 radiators, media wall with contemporary Ezee Glow electric fire, alcove display with downlighters, coving.

Kitchen

13'6" x 9'6" (4.13 x 2.92)



uPVC double glazed window to rear aspect, a range of modern wall and floor units with granite worksurfaces over, 1 1/2 bowl stainless steel sink with mixer tap over, space and plumbing for American style fridge freezer, slimline wine cooler, space for range style cooker with stainless steel splash back and extractor hood over, integrated microwave and Smeg coffee machine, peninsula island with area for bar stools, downlighters, single radiator, tiled flooring, door to utility, opening to

Dining Room

12'0" x 8'6" (3.66 x 2.60)



Coving, single radiator, further opening into

Conservatory

10'6" x 10'4" (3.21 x 3.15)



uPVC double glazed windows to side and rear aspects, uPVC double glazed French doors to patio and rear garden, pitched polycarbonate roof, tiled flooring, double radiator, door to

Utility/Laundry Room

14'2" x 7'9" (4.32 x 2.37)

uPVC double glazed window to rear aspect, storage cupboard, space and plumbing for white goods including tumble drier and washing machine, further work surface space with drawers and wall units, single stainless steel sink drainer unit with mixer tap, tiled flooring, double radiator.

Utility Room

5'8" x 5'6" (1.73 x 1.70)



Door to side aspect, uPVC double glazed window to side aspect, tiled flooring, a range of wall and floor units with granite work surface over, stainless steel sink with mixer tap over, integrated full sized dishwasher, single radiator, extractor.

First Floor Landing



Access to loft space, single radiator, airing cupboard housing Worcester gas boiler, doors to

Master Bedroom

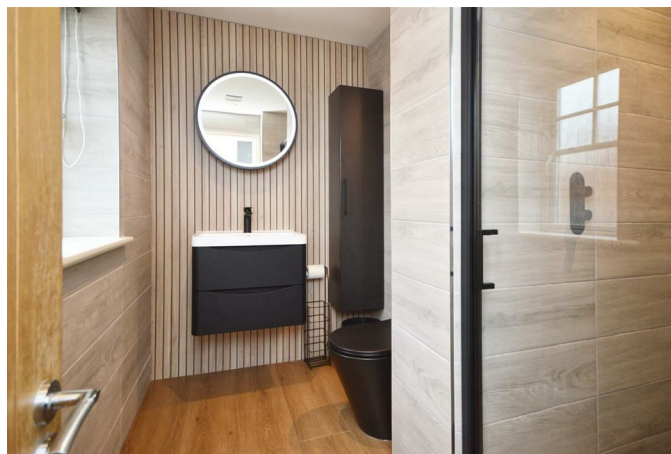
14'5" x 9'1" (4.40 x 2.79)



uPVC double glazed window to front aspect, small double radiator, space for freestanding wardrobes, door to

En Suite Shower Room

7'8" x 4'6" (2.34 x 1.39)



Obscured uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, wall mounted wash hand basin with mixer taps over, black heated towel rail, fully tiled shower cubicle with hinged glazed door and mains rainfall shower with separate attachment over, inset spots, extractor, wood effect flooring.

Bedroom Two

14'2" x 8'11" (4.34 x 2.74)



uPVC double glazed windows to front aspect, 2 single radiators, built in wardrobes with hanging rail and shelving, wood effect flooring, inset spots.

Bedroom Three

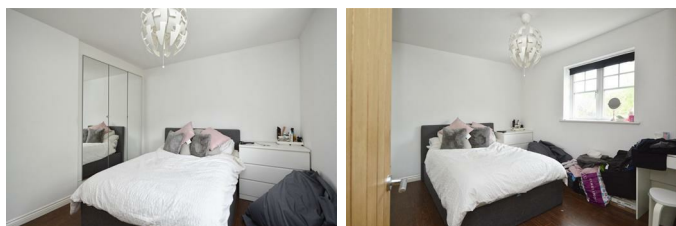
12'3" x 9'9" (3.75 x 2.98)



uPVC double glazed window to rear aspect, wood effect flooring, single radiator, mirrored wardrobes with hanging rail and shelving.

Bedroom Four/Study

11'3" x 9'8" (3.44 x 2.97)



uPVC double glazed window to rear aspect, single radiator, wood effect flooring.

Family Bathroom

9'4" x 6'5" (2.85 x 1.97)



Obscured uPVC double glazed window to rear aspect, tiled flooring, suite comprising low level w/c, wash hand basin with mixer taps over and storage drawers beneath, contemporary paneled bath, fully tiled shower cubicle with fixed glazed shower screen and mains rainfall shower over with separate shower attachment, fully tiled walls, inset spots, extractor, chrome heated towel rail.

Outside



The rear garden has a good sized patio area immediately adjacent to the property ideal for al fresco dining, the remainder is laid mainly to lawn with with an area of gravel of ease of maintenance. The rear garden benefits from being level with a further area for garden furniture along with a silver birch tree and an evergreen laurel providing a degree of privacy. There are borders containing established shrubs. There is pedestrian access to the side of the property. The rear garden is enclosed by featheredge fencing. The front of the property has a driveway providing off street parking and access to the garage. The remainder is laid mainly to gravel and a good expanse of lawn with a small border fence.

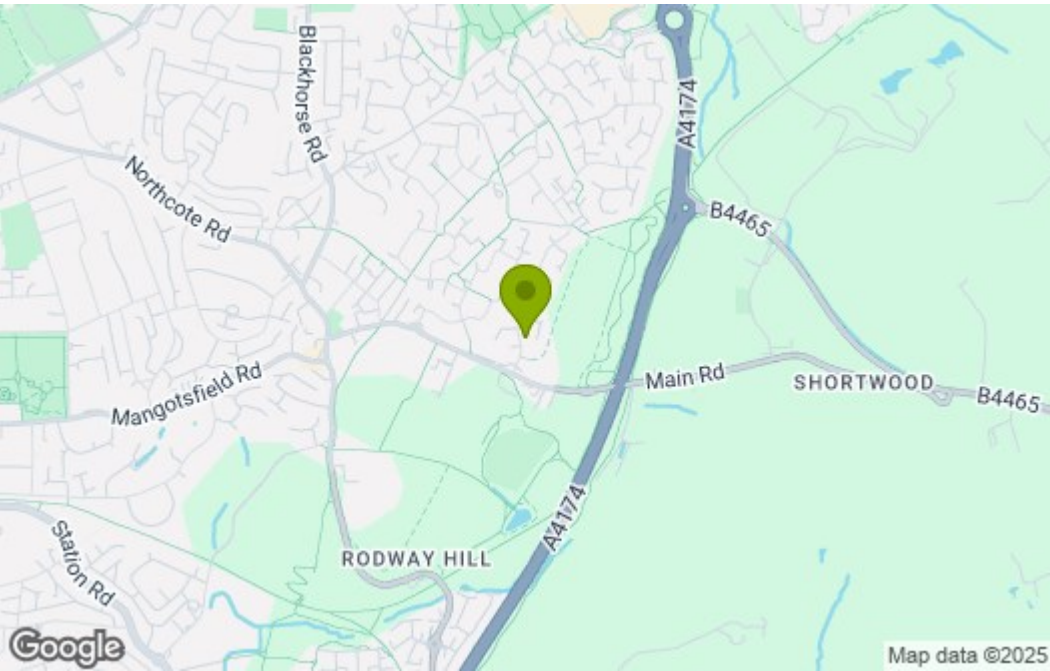
Directions

Sat Nav BS16 7JP

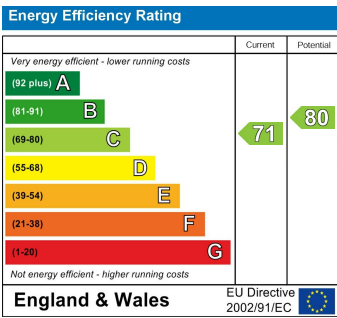
Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.