

for sale

offers over **£500,000**



## Loop Road Mangotsfield Bristol BS16 9QS

A substantial five-bedroom detached family home arranged over three floors, offering approximately 2,057 sq ft of accommodation with three reception/living areas, generous kitchen/dining room, utility, multiple bathrooms, landscaped rear garden, driveway parking, garage and solar panels.

# Loop Road Mangotsfield Bristol BS16 9QS

## Entrance Hall

A central entrance hall providing access to the principal ground-floor rooms, with staircase rising to the first floor and useful circulation space connecting the living room, snug and rear accommodation.

## Living Room

An exceptionally generous reception room extending for approximately 21'8", providing ample space for both larger lounge furniture and additional seating. The room spans much of the depth of the property and enjoys access towards the rear garden, making it an ideal main family living space.

## Kitchen/Dining Room

A substantial kitchen and dining space positioned to the rear of the property. The proportions comfortably accommodate a full dining table alongside the kitchen area, while doors opening onto the garden provide a natural connection between the internal and external entertaining spaces.

## Utility Room

Conveniently positioned off the kitchen area and providing

valuable additional space away from the main kitchen for laundry and household appliances.

## Ground-Floor Wc

A useful cloakroom positioned centrally within the ground-floor accommodation.

## Snug

A versatile second reception room situated towards the front of the property. Ideally suited as a snug or family room, although equally suitable for use as a home office, playroom or more formal sitting room.

## First Floor

### Bedroom One

A particularly impressive principal bedroom occupying a substantial proportion of the first floor. At approximately 21'8" in length, the room provides excellent space for bedroom furniture and incorporates built-in storage together with access to a private en-suite.



## En-Suite Shower Room

Serving the principal bedroom and shown on the floor plan with shower enclosure, WC and wash-hand basin.

## Family Bathroom

Situated off the first-floor landing and providing the main family bathroom facilities, including a bath, WC and wash-hand basin.

## Bedroom Four

A well-proportioned double bedroom with a regular layout allowing good flexibility for bedroom furniture.

## Bedroom Five

Another comfortable bedroom which would work equally well as a child's bedroom, guest room or dedicated office if required.

## Second Floor

### Bedroom Two

A generous upper-floor double bedroom with approximately 15'9" of maximum length. The floor plan also indicates useful fitted storage, making this an excellent additional principal-sized bedroom.

### Bedroom Three

A further good-sized bedroom positioned on the second floor and offering ample space for a double bed and additional bedroom furniture.

## Second-Floor Shower Room

Positioned from the landing between the upper bedrooms and providing valuable additional shower facilities, particularly useful for larger households.

## Garage

A useful garage providing secure storage or vehicle accommodation, approached via the driveway to the front/side of the property.

## Front

The property presents as an attractive and substantial detached home with a traditional red-brick exterior, pitched tiled roof and dormer windows serving the upper floor. Income generated solar panels are positioned across the roof, while established planting and mature shrubs create an attractive approach to the front entrance. A driveway runs alongside the property and provides off-road parking with access to the garage.

## Rear Description

The rear garden provides an attractive and relatively low-maintenance outside space designed with family use and entertaining in mind. A central lawn is complemented by paved and decked seating areas, providing several options for outdoor furniture and dining. French doors from the rear accommodation help connect the house with the garden, while mature planting and enclosed boundaries provide definition and a good degree of privacy.

## Agent's Note:

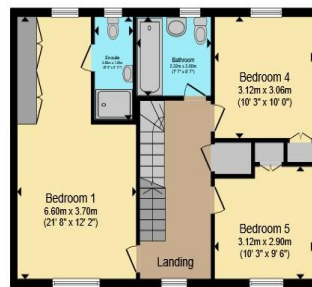
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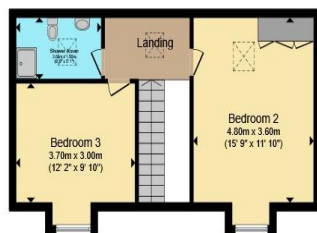




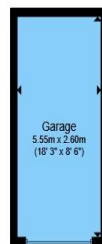
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 191.1 m<sup>2</sup> (2,057 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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**T 0117 956 9555**

**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
BRISTOL BS16 7AE

Property Ref: EME306890 - 0003

Tenure:Freehold EPC Rating: A

Council Tax Band: F

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