

for sale

offers over **£700,000**



Thomas Avenue Emersons Green Bristol BS16 7TA

A spacious and beautifully presented five-bedroom detached David Wilson family home extending to approximately 2,048 sq. ft., featuring three reception rooms, a generous kitchen with utility, double integral garage, en-suite to the principal bedroom and a mature rear garden,

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Entrance Hall

A spacious and welcoming entrance hall with staircase rising to the first floor, doors leading to the principal reception rooms and garage.

Lounge

A superb reception room featuring a feature fire place, bay window to the front and double doors into the dining room.

Dining Room

A separate formal dining room offering the ideal setting for family meals and entertaining guests. French doors opening onto the rear garden, creating a bright and inviting space.

Reception Room

A versatile additional reception room perfect as a family room, snug, children's playroom or home office.

Kitchen

A well-equipped fitted kitchen offering a range of wall and base

units with generous worktop space, overlooking the rear garden and providing ample space for everyday family living,

Utility Room

Practical utility room with additional storage, appliance space and door to side of property.

First Floor

Principal Bedroom

A spacious principal bedroom featuring fitted wardrobes, window to front aspect and a private en-suite shower room.

En-Suite

Comprising a shower enclosure, wash hand basin and WC.

Bedroom Two

A generous double bedroom with fitted wardrobes, window to rear aspect.



Bedroom Three

A well-proportioned double bedroom, built in wardrobes and overlooking the rear aspect.

Bedroom Four

A comfortable double bedroom with fitted wardrobes.

Bedroom Five

A versatile fifth bedroom with built in wardrobes, ideal as a guest room, nursery or home office.

Family Bathroom

Fitted with a panelled bath, separate shower enclosure, pedestal wash hand basin and low-level WC.

Outside

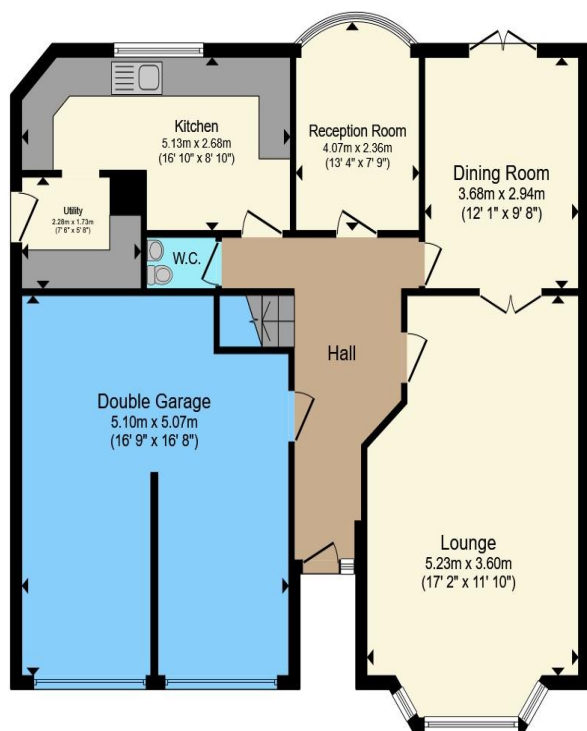
To the front, a driveway provides ample off-road parking and leads to the double integral garage. The rear garden is a particular highlight, offering a mature and private setting with established trees, shrubs, lawn and patio seating areas, making it an ideal space for relaxing and entertaining.

Agent's Note:

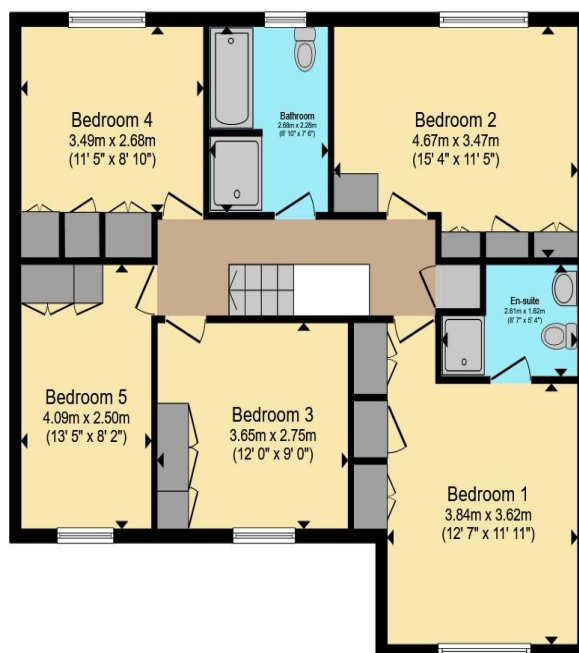
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Ground Floor



First Floor

Total floor area 190.2 m² (2,048 sq.ft.) approx

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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME307245 - 0006

Tenure: Freehold EPC Rating: C

Council Tax Band: G

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