



Connells

Primula Road
Emersons Green Bristol



Property Description

The ground floor features an inviting entrance hall with convenient guest WC and staircase access, leading into a bright and generous open-plan kitchen/lounge measuring over 21 ft in length. The contemporary fitted kitchen benefits from ample worktop and storage space with a practical breakfast bar layout, while the lounge area provides excellent room for both relaxing and dining, enhanced by natural light from dual aspects.

Upstairs, the property offers two well-proportioned bedrooms, each comfortably accommodating bedroom furniture, together with a modern family bathroom accessed from the central landing.

Externally, the property enjoys a compact and low-maintenance layout, ideal for modern living.

This attractive home combines practical living space with modern convenience and easy-to-maintain layout. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Ground Floor

Entrance Hall

Welcoming entrance hall with staircase leading to the first floor and access to the ground floor accommodation.

Cloakroom

Welcoming entrance hall with staircase leading to the first floor and access to the ground floor accommodation.

Open-Plan Kitchen / Lounge

21' 11" x 12' 2" (6.68m x 3.71m)
A superb open-plan living space enjoying excellent natural light and offering clearly defined kitchen and lounge areas. The

modern fitted kitchen provides a range of wall and base units with ample worktop space and breakfast bar arrangement, together with space for appliances. The lounge area offers generous room for relaxing, dining, and entertaining with dual-aspect windows enhancing the bright and airy feel.

First Floor

Landing

Central landing providing access to all first-floor accommodation.

Bedroom One

12' 2" x 7' 11" (3.71m x 2.41m)
A bright double bedroom with space for wardrobes and additional bedroom furnishings.

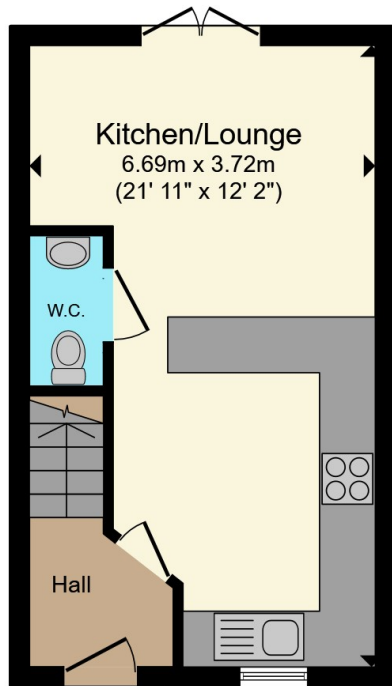
Bedroom Two

12' 2" x 7' 7" (3.71m x 2.31m)
A well-proportioned second bedroom ideal as a guest room, nursery, or home office.

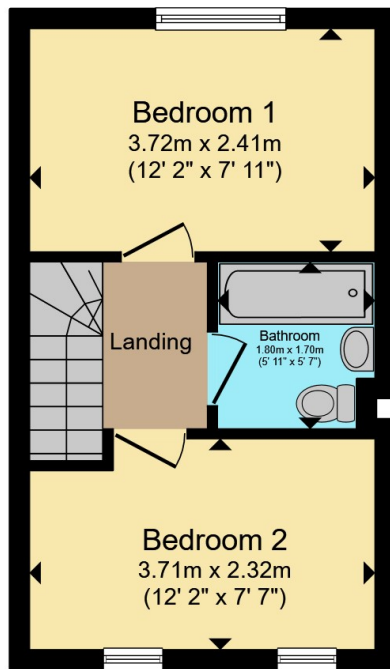
Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)
Fitted with a modern three-piece suite comprising panelled bath with shower over, wash hand basin, and low-level WC.





Ground Floor



First Floor

Total floor area 49.6 m² (534 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



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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

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