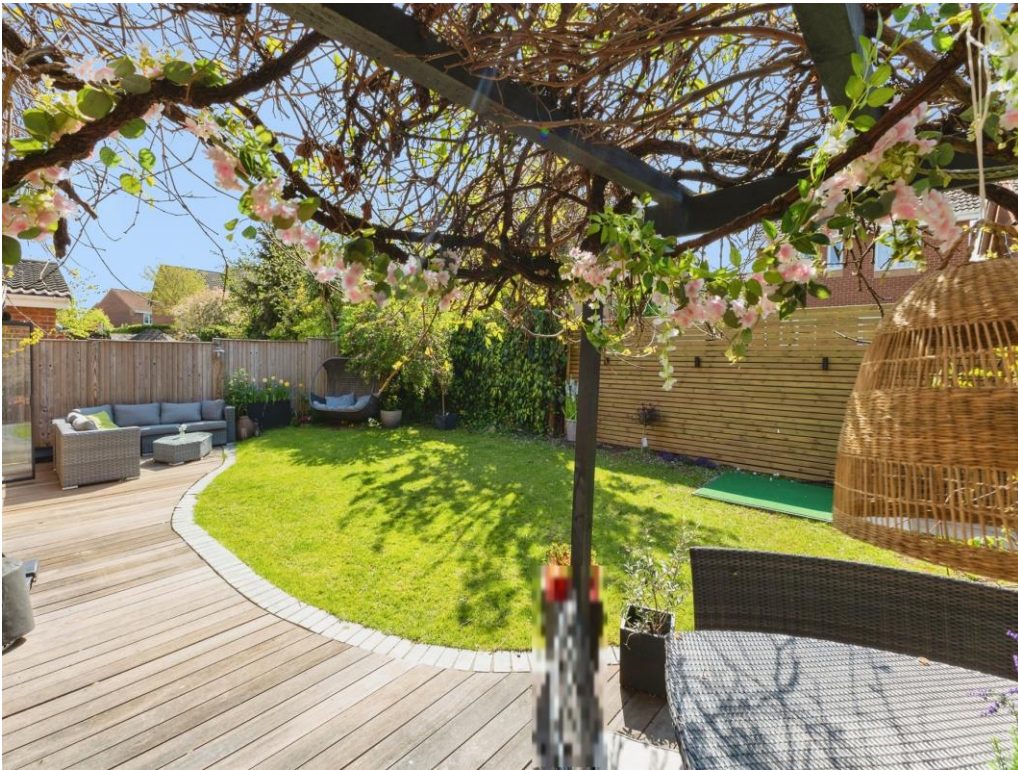




**Connells**

Ford Lane  
Emersons Green Bristol



### Property Description

At the heart of the home lies a stunning open-plan kitchen, dining, and living space, extending over 10 meters in length. Flooded with natural light, this impressive area is ideal for both everyday living and entertaining on a grand scale.

The ground floor also benefits from a generous garage/gym space offering versatility. Bedroom Five located above the garage has independent stair access, making it ideal for use as a private annex or adult children.

Upstairs, the property continues to impress with five well-proportioned bedrooms. The principal and secondary bedrooms are particularly spacious, with Bedroom 1 enjoying a private en-suite, while the remaining rooms are served by a stylish family bathroom.

Tucked away in a sought after cul-de-sac location in the heart of Emersons Green this family home sits within easy access to the Bristol Ring Road and major transport links such as the M32, M4, M5 and Parkway Station. In addition to this, the property's close proximity to local schools, Downend High Street, local amenities, parks and sports clubs including David Lloyd Emersons Green make this an ideal purchase for families and professionals alike.

Sitting on a large plot close to Emersons Green Primary School, this property in our opinion is one of the best local properties currently on the market, therefore early viewing is highly recommended to fully appreciate all on offer, you won't be disappointed.

### Kitchen/Lounge/Dining Room

Irregular Shaped Room 33' 6" x 29' 6" (10.21m x 8.99m)

An exceptionally large open-plan space spanning the width of the property. The kitchen area is positioned to one side, with

ample room for dining and a generous lounge area. Multiple windows/doors allow for plenty of natural light, making this an ideal space for entertaining and family living. Oak wood flooring.

### Cloakroom

W/C, Wash hand basin. Oak wood flooring.

### Bedroom One

12' 6" x 11' 10" (3.81m x 3.61m)  
A spacious double bedroom benefiting from its own en-suite shower room, offering added privacy and convenience. Built in wardrobes.

### Ensuite

11' 10" x 5' 7" (3.61m x 1.70m)  
Fitted with shower, WC, and wash basin

### Bedroom Two

11' 10" x 9' 2" (3.61m x 2.79m)  
A comfortable double bedroom with good proportions. Built in wardrobes.

### Bedroom Three

11' 2" x 8' 6" (3.40m x 2.59m)  
Another well-sized bedroom, suitable as a double or generous single. Built in wardrobes.

### Bedroom Four

14' 1" x 8' 6" (4.29m x 2.59m)  
Double bedroom with built in wardrobes.

### Bedroom Five

17' 5" x 7' 10" (5.31m x 2.39m)  
A long, well-proportioned double bedroom, ideal as a principal room or guest suite with independent stair access, making it ideal for use as a private annex. Built in wardrobes.

## Family Bathroom

Comprising bath, WC, and wash basin, serving the remaining bedrooms.

## Garage/Gym

19' 4" x 18' 1" ( 5.89m x 5.51m )

A substantial and versatile room currently arranged as a garage/gym. Offers excellent potential for a variety of uses including storage, fitness, workshop, or conversion (subject to permissions). Electric charging point.





To view this property please contact Connells on

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EPC Rating: Council Tax  
Awaited Band: F

**view this property online [connells.co.uk/Property/EME307035](https://www.connells.co.uk/Property/EME307035)**

Tenure: Freehold



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