



Connells

Emet Grove
Emersons Green Bristol



Property Description

Situated in a sought-after area of BS16, this four-bedroom detached property presents versatile accommodation across two floors. The ground floor features a welcoming entrance hallway, lounge with bay window, dining room leading into a conservatory, a fitted kitchen with dual sinks, downstairs cloakroom, and integral garage. The first floor offers four bedrooms, including a master with en-suite, along with a family bathroom. Outside, the home enjoys a private enclosed garden to the rear, complemented by driveway parking and a garage to the front. An ideal family home providing space, practicality, and excellent local amenities.

Entrance Hall

Access to lounge, kitchen and stairs rising to the first floor, with radiator.

Lounge

17' x 10' 4" (5.18m x 3.15m)

Double glazed bay window to the front aspect, smooth ceilings, carpet flooring, TV point, and radiator.

Dining Room

9' 1" x 8' 8" (2.77m x 2.64m)

Access to conservatory, kitchen and lounge, smooth ceilings, carpet flooring, and radiator.

Kitchen

16' 7" x 8' 8" (5.05m x 2.64m)

Double glazed window to rear aspect, double glazed window to side aspect, double glazed door to garden. Range of wall and base units with worktops, stainless steel sink with mixer tap plus secondary sink near cloakroom. Gas hob with extractor over, space for dishwasher, fridge freezer and washing machine. Smooth ceilings, spotlights, wood effect flooring, and radiator.

Cloakroom

4' 8" x 2' 7" (1.42m x 0.79m)

Double glazed obscure window to side aspect, fully tiled walls, smooth ceiling, carpet flooring, WC, wash hand basin, and radiator.

Conservatory

12' 2" x 12' 9" (3.71m x 3.89m)

Double glazed windows surrounding with double glazed French doors opening to the rear garden, wood effect flooring, access to dining room and garden, and wall radiator.

Bedroom One

10' 4" x 13' 3" (3.15m x 4.04m)

Double glazed window to front aspect, smooth ceilings, space for freestanding wardrobe, carpet flooring, door to en-suite, and radiator.

En-Suite

6' 3" x 7' 9" (1.91m x 2.36m)

Double glazed obscure window to front aspect, partly tiled walls, smooth ceiling with spotlight, WC, wash hand basin with mixer tap, wood effect flooring, walk-in shower cubicle, extractor, and radiator.

Bedroom Two

10' 3" x 11' 1" (3.12m x 3.38m)

Double glazed window to rear aspect, smooth ceilings, carpet flooring, and radiator.

Family Bathroom

5' 3" x 10' (1.60m x 3.05m)

Double glazed obscure window to rear aspect, panelled bath with shower over, glass screen, extractor, WC, wash hand basin with mixer tap, partly tiled walls, wood effect flooring and a radiator.

Bedroom Three

8' 6" x 11' 8" (2.59m x 3.56m)

Double glazed window to front aspect, smooth ceilings, space for freestanding wardrobe, carpet flooring, and radiator.

Bedroom Four

9' 9" x 6' 9" (2.97m x 2.06m)

Double glazed window to rear aspect, smooth ceilings, carpet flooring, and radiator.

Front Garden:

Driveway providing off-street parking leading to garage, path to front door, lawn area with shrub borders.

Rear Garden:

Mainly laid to lawn with patio area, enclosed by fencing and mature shrubs with rear access.









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.focalagent.com

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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