

for sale

offers over **£350,000**



Burdock Way Emersons Green BRISTOL BS16 7PJ

An immaculate three-bedroom semi-detached home, beautifully decorated throughout and ready to move into. The welcoming entrance hall leads into a bright and spacious lounge, complemented by a modern kitchen. A superb modern home ideal for comfortable, contemporary living.

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Entrance Hallway

Welcoming entrance hall providing access to the principal reception rooms, ground floor WC and staircase rising to the first floor.

Living Room

A spacious and comfortable reception room measuring approximately 4.37m x 3.69m, offering plenty of space for a range of furniture and enjoying a pleasant outlook to the front.

Kitchen/Dining Room

A well-proportioned kitchen/dining room measuring approximately 4.68m x 2.70m, providing a practical and sociable space for both cooking and dining, with ample room for a dining table and chairs.

Ground Floor WC

Conveniently positioned off the entrance hall, the ground floor WC is fitted with a low-level WC and wash hand basin.

Landing

The first-floor landing provides access to all three bedrooms and the family bathroom, with additional space and natural light.

Bedroom One

A generous principal bedroom measuring approximately 3.66m x 2.90m, offering comfortable space for a double bed and bedroom furniture. The room also benefits from its own en-suite shower room.

Bedroom Two

A well-proportioned bedroom measuring approximately 2.83m x 2.32m, suitable for a double bed or ideal as a comfortable guest or home office space.

Bedroom Three

A versatile bedroom measuring approximately 2.32m x 1.82m, ideal as a child's bedroom, nursery, study or home office.

Family Bathroom

A modern family bathroom comprising a bath, WC and wash hand basin, conveniently positioned to serve bedrooms two and



three.

Garden

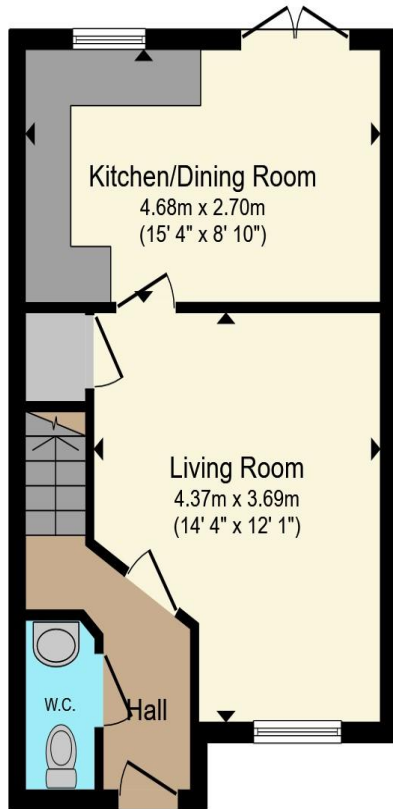
A large south facing landscaped private rear garden..

Agent's Note:

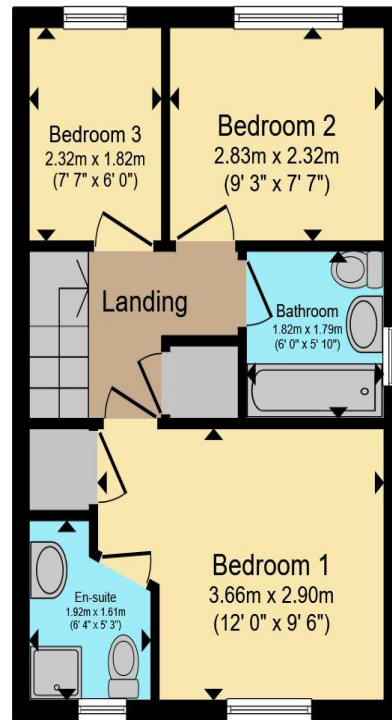
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Ground Floor



First Floor

Total floor area 68.7 m² (739 sq.ft.) approx

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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME307320 - 0009

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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