

for sale

£550,000 Freehold



Woodsage Crescent Emersons Green Bristol BS16 7LW

Introducing this charming 4-bedroom detached home, proudly presented by Connells. Featuring an open-plan kitchen/dining space, this property offers a beautiful outlook. Highlights include a low-maintenance garden with artificial grass, ample storage, and an en-suite in the master bedroom.

- Energy Rating: B
- Four Bedrooms
- En-Suite to the Master Bedroom
- Kitchen Diner
- Utility

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Up and over door with power.

Double glazed window to the front aspect, TV point, carpeted flooring and a radiator.

Snug

10' 7" x 9' 9" (3.23m x 2.97m)

Double glazed window to the front aspect, carpeted flooring, under stairs storage cupboard and a radiator.

Kitchen Diner

20' 1" x 9' 5" (6.12m x 2.87m)

Double glazed window to the rear aspect, a modern kitchen with a range of wall and base units with Quartz worktops over, 1 and 1/2 bowl stainless steel sink inset with a mixer tap, integrated fridge freezer, integrated dishwasher, low level electric oven and a gas hob with an extractor over.

The dining area has double glazed French doors which lead out to the garden, wood effect flooring and a radiator.

The Kitchen leads through to the Utility.

Utility

6' 3" x 5' 3" (1.91m x 1.60m)

Units matching the kitchen with under counter space for white goods, cupboard housing the boiler, single stainless steel sink and drainer with a mixer tap, fuse box, door to Cloakroom and a door leading out to the Garden.

Cloakroom

Double glazed obscured window to the side aspect, WC and pedestal wash hand basin.

Landing

Doors leading off to Bedrooms and the Family Bathroom and an airing cupboard.

Bedroom Four

8' 3" x 7' 4" (2.51m x 2.24m)

Double glazed obscured window to the front aspect, carpeted flooring and a radiator.

Outside

Front Approach

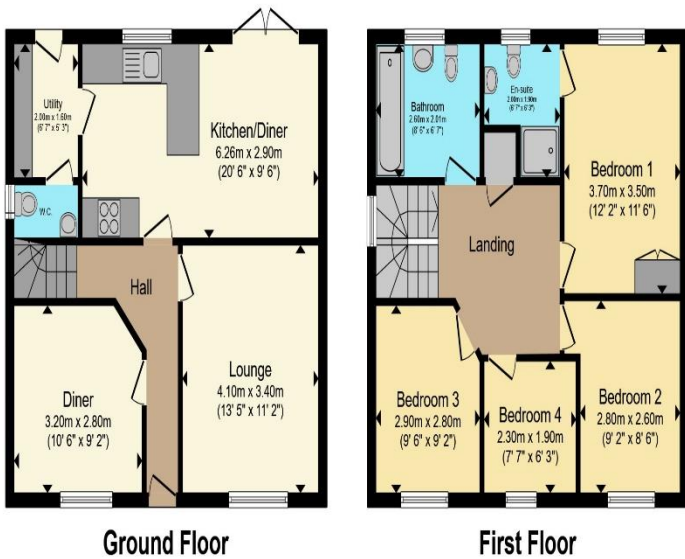
Mature shrubbery providing privacy to the front, pathway to front door, rain canopy, outside light and a driveway leading to the Garage.

Rear Garden

Fully enclosed by way of boundary fencing, large patio area with twin sails for shading which is perfect for entertaining, large area laid to faux lawn, flower and shrub borders, outside light and tap, side gated access and a courtesy door to the Garage.

Garage





To view this property please contact Connells on

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Property Ref: EME307028 - 0008

Tenure: Freehold EPC Rating: B

Council Tax Band: E

Total floor area 101.8 m² (1,096 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.propertyboxio



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