



Connells

Willowherb Road
Emersons Green Bristol

Willowherb Road Emersons Green Bristol BS16 7GR

for sale offers over
£430,000



Property Description

This beautifully presented four-bedroom semi-detached townhouse in Lyde Green offers versatile accommodation across three floors. The ground floor features a welcoming entrance hall with cloakroom, a modern fitted kitchen/breakfast room and a spacious lounge/dining room with French doors opening to the garden. The first floor provides bedroom one with fitted wardrobes and access to a shared shower room, alongside a further double bedroom with Juliet balcony. The top floor hosts two further double bedrooms and a family bathroom. Outside, the rear garden enjoys a patio, lawn and a pergola seating area with rear access. To the front is a small garden with pathway to the entrance. The property further benefits from a garage and an allocated parking space, making it an ideal family home close to local amenities and transport links.

Entrance Hall

Access to the kitchen/breakfast room, lounge/dining room, cloakroom and stairs rising to the first floor, with carpet flooring, smooth ceilings and radiator.

Cloakroom

2' 9" x 5' 9" (0.84m x 1.75m)

WC, wash hand basin with mixer tap, tiled flooring, smooth ceiling, extractor fan and a radiator.

Kitchen/Breakfast Room

8' 1" x 14' 2" (2.46m x 4.32m)

Double glazed window to front aspect, range of wall and base units with worktops over, eye level microwave oven, low level electric oven with extractor over, integrated fridge freezer, space for dishwasher, tiled walls, tiled flooring, smooth ceilings with spotlights and radiator.

Lounge/Dining Room

15' 1" max x 18' 6" max (4.60m max x 5.64m max)

Double glazed French doors with two double glazed windows to rear aspect, smooth ceilings, TV point, carpet flooring, storage cupboard and two radiators.

First Floor Landing

Access to Bedrooms One, Three and shower room, stairs rising to the second floor, Carpeted flooring and a radiator.

Bedroom One

15' 1" x 12' 3" (4.60m x 3.73m)

Two double glazed windows to rear aspect, built-in wardrobes spanning one wall, smooth ceilings, carpet flooring, doorway to shared shower room and radiator.

Shower Room

8' 4" x 4' 6" (2.54m x 1.37m)

Access from landing and bedroom one, partially tiled walls, walk-in shower with glass screen, WC, wash hand basin with mixer tap, tiled flooring, smooth ceilings and radiator.

Bedroom Three

15' 1" x 9' 6" (4.60m x 2.90m)

Double glazed French doors with Juliet balcony and additional double glazed window to front aspect, built-in storage cupboard, smooth ceilings, carpet flooring and radiator.

Second Floor Landing

Access to bedrooms two, four and bathroom, built-in storage cupboard, carpet flooring, smooth ceilings and radiator.

Bedroom Two

15' 1" x 10' 2" (4.60m x 3.10m)

Two double glazed windows to the rear aspect, built-in wardrobe, carpeted flooring and a radiator.

Family Bathroom

6' 5" max x 6' 6" max (1.96m max x 1.98m max)

Double glazed obscure window to front aspect, panelled bath with mixer tap, WC, wash hand basin with mixer tap, extractor fan, smooth ceilings with spotlights, partially tiled walls, tiled effect flooring, storage cupboard and radiator.

Bedroom Four

8' 4" narrowing to x 13' 9" (2.54m narrowing to x 4.19m)

Double glazed window to the front aspect, built-in wardrobe, carpeted flooring and a radiator.

Front Garden

Small frontage with iron railings and pathway to front door.

Rear Garden

Patio area leading to lawn with stepping stone pathway, raised beds and borders, pergola seating area, fenced boundaries and gated rear access to garage and parking.









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

To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EME306796



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EME306796 - 0006