



Connells

Burdock Road
Emersons Green BRISTOL



Property Description

Step inside this truly immaculate three-bedroom semi-detached home, where modern living meets stylish design. Beautifully presented throughout, the property immediately impresses with its tasteful décor and well-thought-out layout, making it ideal for families, professionals, or those simply seeking a move in ready home.

You are welcomed by a well-presented entrance hall which leads effortlessly into a bright and inviting lounge.

The heart of the house is the contemporary kitchen, perfect for everyday cooking and entertaining alike, flows effortlessly into the enclosed rear garden. A private retreat for relaxing, dining al fresco, or hosting friends. A convenient downstairs W/C adds practicality to the ground floor, enhancing the home's family-friendly appeal.

Upstairs, the main bedroom boasts a sleek ensuite shower room, creating a luxurious personal sanctuary, while two further bedrooms offer flexibility for children, guests, or home working. Externally, the property continues to impress with parking for two cars and a secure rear garden, perfect for both children and pets.

Immaculately maintained and beautifully finished, this exceptional home offers modern comfort, style, and convenience, a must-see for buyers looking for quality and effortless living.

Entrance Hall

Door to downstairs cloakroom, stairs to first floor, door to living area, wood flooring.

Cloakroom

W/C, wash hand basin, radiator and hard flooring, window to front aspect.

Living Room

14' 4" x 12' 2" (4.37m x 3.71m)
Hard wood flooring, window to front aspect.

Kitchen/Dining Room

13' 7" x 8' 10" (4.14m x 2.69m)
French doors to rear garden and modern fitted kitchen with worktops and built in appliances, stainless still splashback and cookerhood.

First Floor

Bedroom One

12' 2" x 9' 6" (3.71m x 2.90m)
Window to front aspect, radiator, door to ensuite.

Ensuite

W/C, wash hand basin, shower cubical

Bedroom Two

9' 2" x 7' 7" (2.79m x 2.31m)
Window to rear aspect, radiator.

Bedroom Three

7' 6" x 5' 11" (2.29m x 1.80m)
Window to rear aspect, radiator.

Bathroom

5' 11" x 5' 10" (1.80m x 1.78m)
Window to side aspect, W/C, wash hand basin, bath.

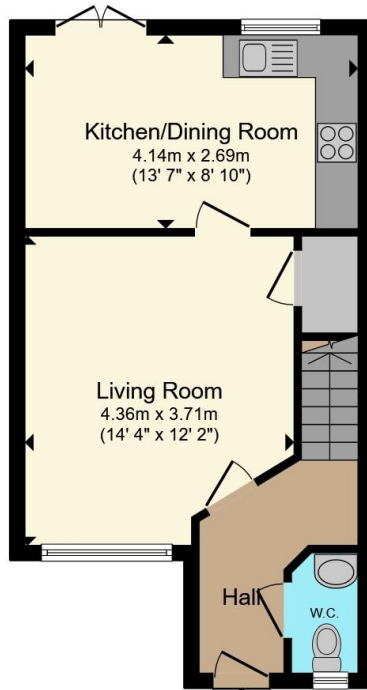
Garden

fully enclosed private landscaped garden.

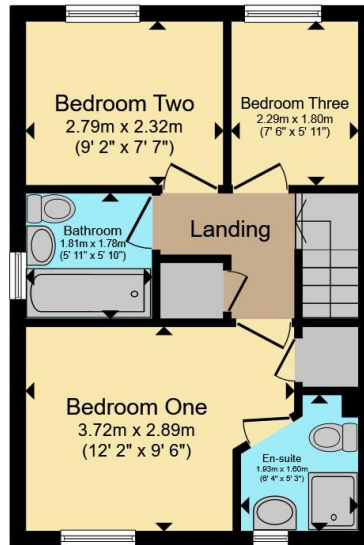
Parking

Allocated parking for 2 vehicles





Ground Floor



First Floor

Total floor area 71.5 m² (769 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.propertybox.io



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EPC Rating: B Council Tax
Band: D

view this property online connells.co.uk/Property/EME307055

Tenure: Freehold



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Property Ref: EME307055 - 0007