

for sale

offers in excess of **£475,000** Freehold



Westerleigh Road Emersons Green Bristol BS16 7AN

An exceptional opportunity to acquire this attractive and generously proportioned four-bedroom detached home, ideally positioned within a popular and well-connected residential area of BS16.

- Energy Rating: C
- Substantial four-bedroom detached home
- Chain Free
- Arranged over three spacious floors
- Bright and airy lounge

Property Details

Entrance Hallway

Spacious and welcoming entrance hall with access to all ground floor rooms, stairs rising to first floor, and useful storage space.

Lounge

17' 9" x 12' 4" (5.41m x 3.76m)

A bright and generously proportioned reception room with ample space for both seating and entertaining, featuring double doors leading through to the hallway.

Kitchen

9' 8" x 8' 4" (2.95m x 2.54m)

Fitted kitchen offering a range of wall and base units, worktop space, and access through to the garage.

Wc

Convenient ground floor cloakroom comprising low-level WC and wash hand basin.

Garage

19' x 8' (5.79m x 2.44m)

Integral garage with up-and-over door, power and lighting, ideal for storage or parking.

First Floor

Landing

Central landing providing access to three bedrooms and the family bathroom, with stairs leading to the second floor.

Bedroom One

12' x 9' 3" (3.66m x 2.82m)

A well-proportioned double bedroom with space for wardrobes and additional furnishings and Ensuite with WC, whb and shower cubicle.

Bedroom Two 13' x 7' 9" (3.96m x 2.36m)

A good-sized bedroom, ideal as a child's room, guest room, or home office.

Bedroom Three

8' 3" x 8' (2.51m x 2.44m)

A comfortable single bedroom, perfect for a nursery, study, or dressing room.

Bathroom

Family bathroom fitted with bath, wash hand basin, and WC.

Bedroom Four 1

7' 7" x 10' 4" (5.36m x 3.15m)

An impressive and spacious double bedroom occupying the entire top floor, offering versatility as a principal suite, guest room, or home office, with additional storage space and privacy.





To view this property please contact Connells on

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Property Ref: EME307062 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: D

Total floor area 115.8 m² (1,247 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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