

for sale

£475,000



Wadham Grove Emersons Green Bristol BS16 7DW

Beautifully presented three-bedroom detached family home in quiet, family friendly cul de sac, with a detached fully insulated home office, detached garage and good sized landscaped garden, situated in the sought-after Emersons Green area. Offering spacious and versatile accommodation throughout.

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Entrance Hall

Welcoming entrance hall providing access to the principal ground floor accommodation, stairs rising to the first floor, useful storage space and cloakroom.

Cloakroom

Very recently modernised, fitted with a low-level WC and stylish wash basin and vanity unit, with towel radiator

Lounge

A spacious and comfortable main reception room offering excellent living space, natural light, perfect for entertaining and everyday family life.

Kitchen

Modern fitted kitchen comprising a range of wall and base units with wooden work surfaces, inset sink unit and space for appliances. Window to the rear garden allowing plenty of natural light and views of the tree-lined back border.

Dining Room

A versatile reception space ideal for formal dining and family meals with pleasant outlook over the rear garden.

First Floor

Bedroom One

A generous principal bedroom with plenty of natural light benefitting from built-in storage and a recently modernised private en-suite shower room.

Bedroom Two

A well-proportioned double bedroom with built in storage and overlooking the rear aspect.

Bedroom Three

An ideal single bedroom, nursery, dressing room or home study.

Family Bathroom

Recently modernised with a standalone oval bath, stylish wash basin with vanity unit, low level WC and heated towel rail.



Landing

Providing access to all first-floor rooms, the landing also benefits from a useful storage cupboard housing the recently replaced boiler (2024). There is access to the loft space, which is partially boarded and offers excellent additional storage.

Detached Home Office

A superb addition to the property is the stylish, heated and fully insulated detached outdoor office, offering exceptional flexibility for a variety of uses. Ideal for remote working, a gym, studio, treatment room or hobbies space, this impressive garden room opens seamlessly to the outdoors via bi-fold doors, creating a bright and versatile extension of the home that can be enjoyed all year round.

Rear Garden

An attractive enclosed rear garden providing a combination of patio and secluded outdoor entertainment space, seeing plenty of sun - ideal for relaxing, dining and family enjoyment. Side access to driveway.

Garage

Detached garage providing additional storage and parking potential.

Driveway Parking

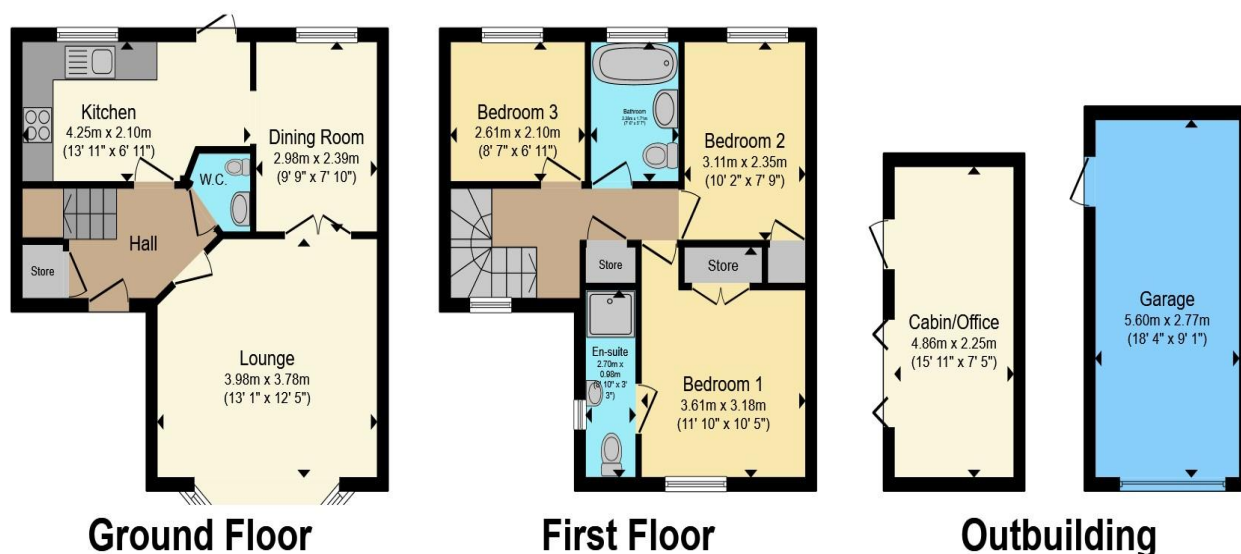
Off-street parking located adjacent to the garage with an outdoor electrical socket

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.







Total floor area 96.6 m² (1,039 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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BRISTOL BS16 7AE

Property Ref: EME307332 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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