



Bye Mead,Emersons Green Bristol BS16 7DQ

welcome to

Bye Mead, Emersons Green Bristol

This superb three bedroom home occupies a spacious plot within a desirable Emerson Green's cul-de-sac. The property with attractive garden and spacious driveway benefits from a full compliment of solar panels, battery storage and bespoke energy management system.

Bye Mead Location

The specific location is certainly appealing as the cul-de-sac is perfectly 'tucked away' offering a sense of peace and tranquility alongside a community feel. The wider location offers tremendous convenience, a wealth of local amenities and superb transport links.

Entrance

7' 2" max x 3' 11" max (2.18m max x 1.19m max)
The entrance is granted from the front over the driveway with short path leading to the front door. The handsome home is complemented by a decorative hedgerow and small section of lawn space to the front. The home is at the beginning of the row offers elevated privacy with wooden boundary fencing to the side.

Hallway

A modern stylish door with twin double glazed panels leads into the hallway. Here you are met with attractive wooden flooring which continues on through and the well presented staircase leading upwards.

Living Room

24' 5" max x 10' 8" max (7.44m max x 3.25m max)
The impressive open-plan living and dining room measures over 24 foot in length. The space benefits from dual aspect credentials with views and associated light front and rear. The space offers two distinct areas which comfortably accommodate lounging furniture and full dining space. The rear aspect boasts a full 'walk-out' bay into the garden and the entire space is finished with wooden flooring

Kitchen

9' 1" max x 8' 1" max (2.77m max x 2.46m max)
The kitchen and utility offers convenience, style and function. The space to include modern wall and base units are finished with striking oversized floor tiles and very attractive quartz worktops, as well as colour changeable ambient lighting. Included here is an integrated oven, hob, extractor, dishwasher, double fridge and freezer plus double basin. Last but not least, as throughout, there is tremendous light plus garden views. (Here leads onwards to the utility).

Utility

4' 11" max x 5' 6" max (1.50m max x 1.68m max)
Further attractive space that is functional to boot! Space for white goods and leads onward to the garden.

Cloakroom W.C.

Well Presented cloakroom to include WC and integrated basin in vanity. High level slot window to the side aspect.

Stairs Leading Upwards

Presented to a good standard with carpet and wooden handrail.

Landing

7' 4" max x 3' max (2.24m max x 0.91m max)
The spacious landing leads to all areas. Here we find a continuation of the recently fitted carpet offering unity and style. * Loft access granted here via ceiling hatch.

Bedroom One

12' max x 8' 8" max (3.66m max x 2.64m max)
Spacious double bedroom presented a high standard with continuation of carpet. The room to include an ensuite is light and bright and boasts

garden views. Complete with coving and combined fan-light.

Ensuite

8' 6" max x 4' 7" max (2.59m max x 1.40m max)
Stylish and modern to include an oversized walk-in shower, integrated countertop basin and vanity station, mirror fronted cabinet, shaver point and heated chrome towel rail. The ensuite has a wet room design, colour changeable ambient lighting, bespoke mirrored cabinet fitted into the wall and fully featured electronic 'Japanese toilet' The room is finished superbly with oversized floor and wall tiles. The ensuite includes Yamaha stereo ceiling speakers with a bluetooth amp.

Bedroom Two

11' 6" max x 10' 7" max (3.51m max x 3.23m max)
Another well proportioned double bedroom presented to the same great standard. Here faces the front aspect and similarly benefits from the associated light.

Bedroom Three

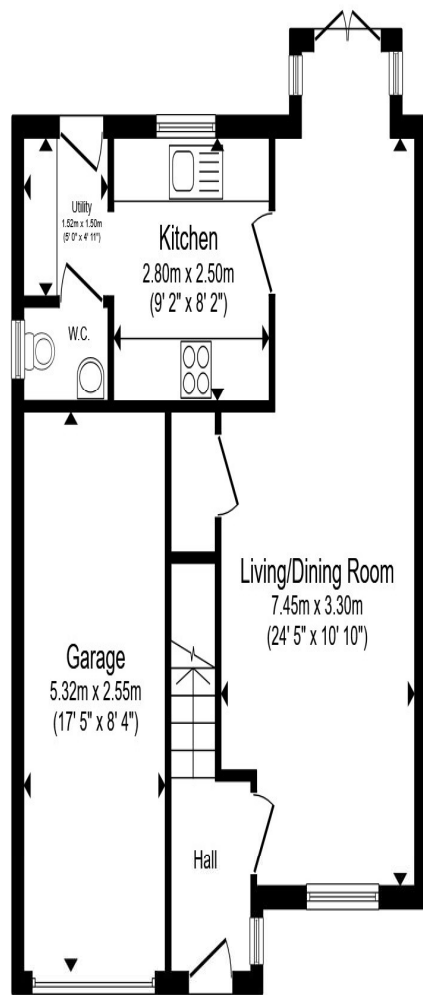
10' max x 6' 2" max (3.05m max x 1.88m max)
The third bedroom offers great proportions for a room of this type. Currently used as a spacious home office but is totally flexible as per usage.

Bathroom

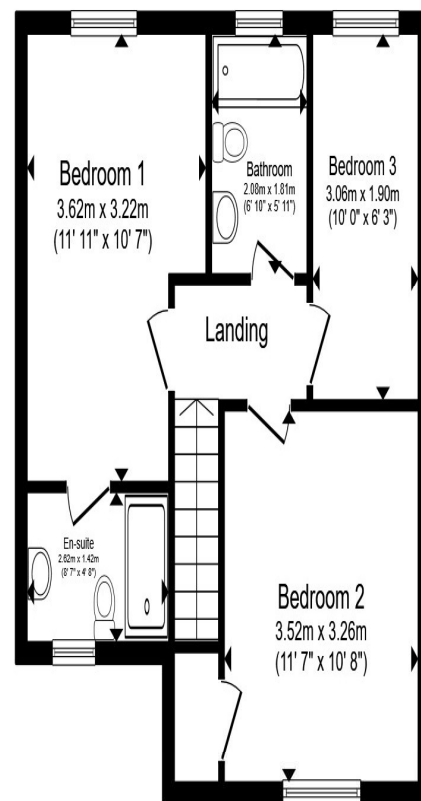
6' 9" max x 5' 7" max (2.06m max x 1.70m max)
Well proportioned three-piece bathroom with window to the rear aspect. Complete with shower over bath, basin/vanity, radiator, shaver point and extractor. Part tiled and finished with modern flooring.

Exterior

36' 9" max x 31' 8" max (11.20m max x 9.65m max)



Ground Floor



First Floor

Total floor area 101.2 m² (1,090 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



welcome to

Bye Mead,

Emersons Green Bristol

- Superb Three Bedroom, Two Bathroom Detached Property - Offered with NO CHAIN
- Well Presented Throughout / Light and Bright / Superb Landscaped Garden
- Integrated Garage and Private Driveway
- Modern Solar Panels / Inverter / Battery Storage and Bespoke Energy Management System / Reduced Running Costs
- Modern and Stylish Bathroom to Include a Luxury Japanese Toilet

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£450,000



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