

for sale

offers over **£390,000**



Bluebell Way Emersons Green Bristol BS16 7HY

Connells are pleased to bring to the market this extended 3 bedroom semi detached property in Lyde Green.

Situated in a sought-after part of Lyde Green, this beautifully presented 3 bedroom Barratt-built home is the perfect opportunity to move into a well established part of BS16.

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Entrance Hallway

Leading to kitchen and lounge with wc and cupboard.

Kitchen

12' 4" x 7' 11" (3.76m x 2.41m)

Modern fitted kitchen finished to a high specification.

Living Room

14' 6" x 14' 6" (4.42m x 4.42m)

Large spacious living area that has been extended leading to dining room.

Dining Room

13' 6" x 10' 5" (4.11m x 3.17m)

An extended dining room to the rear and spacious living room through the middle. The extension allows the rooms to effortlessly flow through and bring natural light into the living area.

Garage

9' 6" x 7' 7" (2.90m x 2.31m)

Office Room

9' 6" x 15' 11" (2.90m x 4.85m)

Bedroom One

12' 4" x 7' 11" (3.76m x 2.41m)

Double glazed window to rear with en suite.

En Suite/ Wet Room

Bedroom 2

10' 2" x 7' 11" (3.10m x 2.41m)

Double glazed window to front elevation.



Bedroom 3

10' 2" x 7' 11" (3.10m x 2.41m)

Double glazed window to rear.

Family Bathroom

6' 7" x 7' 10" (2.01m x 2.39m)

Modern fitted family bathroom.

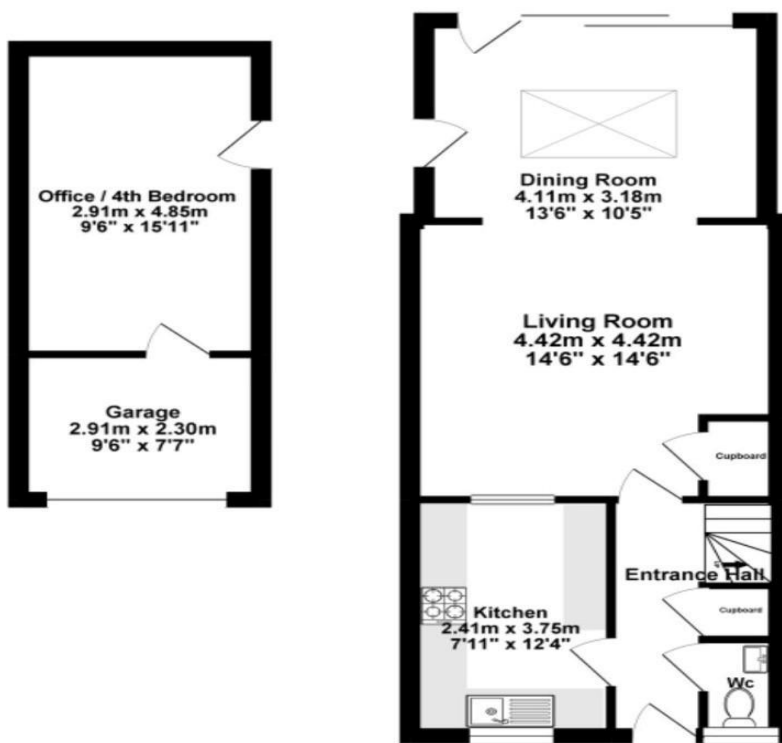
Rear Garden

Fully enclosed low maintenance private garden

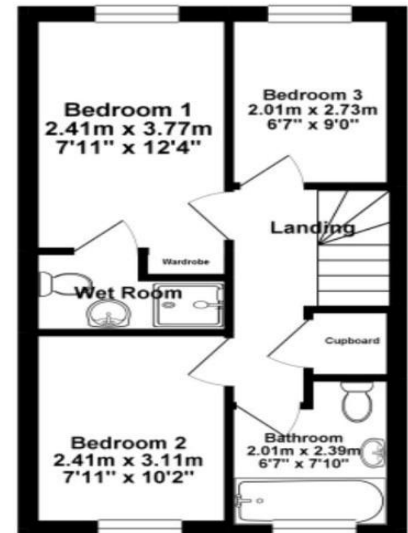




GROUND FLOOR



1ST FLOOR



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BRISTOL BS16 7AE

Property Ref: EME307052 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: C

view this property online [connells.co.uk/Property/EME307052](https://www.connells.co.uk/Property/EME307052)

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