

for sale

offers over **£625,000**



Bye Mead Emersons Green BRISTOL BS16 7DQ

A striking four-bedroom home in sought-after Bye Mead, Emersons Green, boasting standout curb appeal and a beautifully designed self-contained one-bedroom annex. Versatile living spaces, and an expansive driveway with parking for multiple cars—style, comfort, and practicality all in one!

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Entrance Hall

Spacious entrance hallway with staircase leading to first floor, Radiator and under stairs storage cupboard. Flooring.

Cloakroom

W/C. Wash hand basin over vanity unit. Flooring. Towel radiator. Partially tiled to water sensitive areas and extractor fan.

Lounge

21' 5" x 10' 7" (6.53m x 3.23m)

Carpeted, TV points, radiator. UPVC double glazed window to front aspect. UPVC French doors leading to conservatory.

Conservatory

10' 6" x 9' 5" (3.20m x 2.87m)

UPVC construction with flooring.

Kitchen/Diner

25' 3" x 9' 8" (7.70m x 2.95m)

UPVC double glazed window to front and rear aspect. Tiled flooring with modern fitted kitchen with worktops over base units, sink drainer, wall units and range cooker, Space for American style fridge/freezer. Spot lights.

Utility Room

6' 3" x 5' 11" (1.91m x 1.80m)

Base units stainless steel sink, space for washing machine and tumble dryer. Partially tiled. Worcester wall mounted combi boiler. Door to rear garden.

Landing

Loft hatch and storage cupboard

Bedroom One

12' 5" x 10' 10" (3.78m x 3.30m)

Double glazed window to front aspect. Space for wardrobes. Ceiling fan. Carpeted. Door to ensuite.

Ensuite

UPVC obscured double glazed window to front. Tiled flooring. W/C. Wash hand basin with vanity unit under. Shower cubical with shower over. Part tiled to water sensitive areas. Extractor fan. Towel rail radiator.

Bedroom Two

12' 4" x 9' 8" (3.76m x 2.95m)



Carpeted. Radiator and UPVC double glazed window to front.

Bedroom Three

9' 8" x 8' 9" (2.95m x 2.67m)

Carpeted. Radiator and UPVC double glazed window to front.

Family Bathroom

Fully tiled. W/C, Wash hand basin. Jacuzzi style bath with shower-screen and shower over. Extractor fan. Towel radiator.

Bedroom Four

8' 8" x 7' 7" (2.64m x 2.31m)

Carpeted. UPVC double glazed window to rear. Radiator

Annex

Kitchen

10' 11" x 8' 1" (3.33m x 2.46m)

Range of base and wall units. Extractor hood and built in oven. Space for fridge/freezer. UPVC double glazed window to front aspect. Flooring.

Lounge

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

Radiator. TV point.

Bedroom

10' 6" x 8' (3.20m x 2.44m)

Radiator. UPVC double glazed French windows to rear.

Front Aspect

Mainly laid to lawn,

Rear Aspect

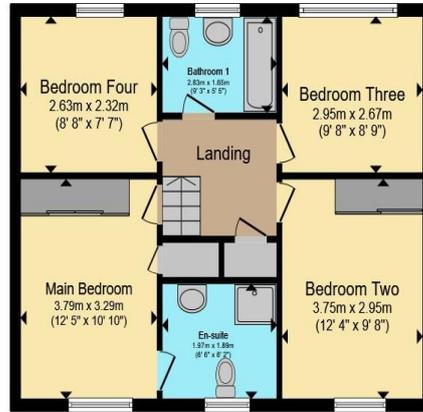
Enclosed rear garden. Patio area and laid to lawn.







Ground Floor



First Floor



Annex

Total floor area 147.5 m² (1,587 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: EME302338 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: E

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