

for sale

£450,000



Bissex Mead Emersons Green Bristol BS16 7DY

This well-proportioned Four Bedroom family home offers approximately 1,151 sq ft of internal accommodation arranged over two floors, providing versatile living space ideal for families or professionals in a sought after location of Emersons Green. Call to arrange your viewing!

Bissex Mead Emersons Green Bristol BS16 7DY

Ground Floor

The property is entered via a welcoming entrance hall, providing access to the main living areas and staircase to the first floor.

Living Room

14' 11" x 9' 10" (4.55m x 3.00m)

To the front of the home, the lounge offers a comfortable and inviting living space with ample room for seating and relaxation. The dining room provides an ideal setting for family meals and entertaining guests, with direct access to a bright conservatory

Bedroom Four

17' 7" x 8' 10" (5.36m x 2.69m)

A generous room provides additional flexible living space which could be used as a bedroom, playroom, or home office depending on individual needs.

Kitchen

10' 10" x 9' 1" (3.30m x 2.77m)

The kitchen is well positioned adjacent to the dining area and offers a practical layout with work surfaces, storage units and space for appliances leading to utility area and WC.

Conservatory

9' 6" x 9' 5" (2.90m x 2.87m)

a bright conservatory , which overlooks the rear garden and offers an additional relaxing seating area.

Wc

A convenient ground floor WC completes the downstairs accommodation.

First Floor

The first floor comprises three bedrooms and a family bathroom.

Bedroom One

10' 10" x 9' 10" (3.30m x 3.00m)

The principal bedroom benefits from the added convenience of a private en-suite shower room (8'9" x 4'3").

En Suite

8' 9" x 4' 3" (2.67m x 1.30m)



Bedroom Two

9' 7" x 8' 9" (2.92m x 2.67m)

Bedroom two is a comfortable double room,

Bedroom Three

9' 9" x 6' 4" (2.97m x 1.93m)

is ideal as a single bedroom, nursery or home office.

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

A family bathroom serves the remaining bedrooms and is fitted with a bath, wash basin and WC.

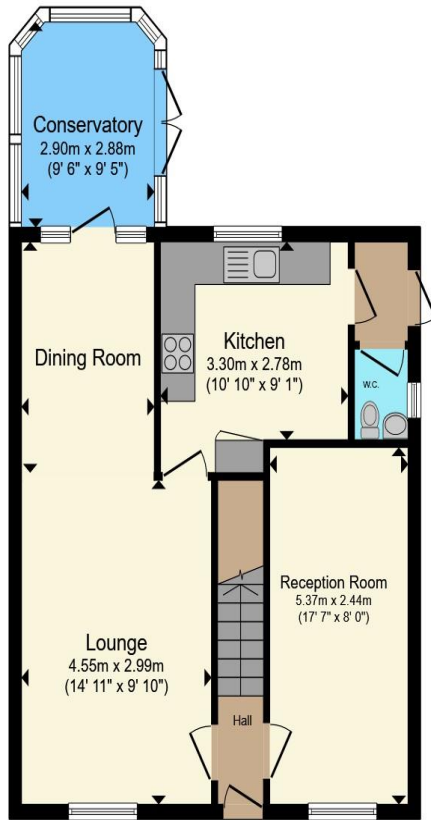
Private Rear Garden

Ground Floor

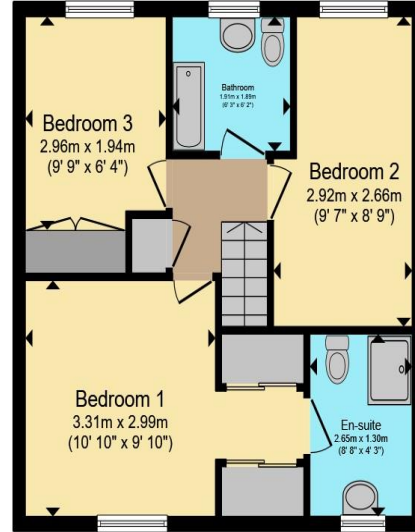
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Ground Floor



First Floor

Total floor area 107.0 m² (1,151 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



To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME307006 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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