



Connells

Valley Gardens
Bristol



Property Description

Located in the sought-after Valley Gardens area of BS16, this four-bedroom semi-detached bungalow offers versatile living space and a pleasant outlook across open green fields opposite the property.

Internally, the accommodation comprises a welcoming entrance hall with wood-effect flooring leading into the dining room and a spacious lounge with fireplace, dual aspect windows and a side access door. The kitchen is fitted with a range of wall and base units, appliances and rear access to the garden. There are four bedrooms, with bedrooms two and three enjoying views across the greenery, while bedroom two also benefits from built-in storage. The property further includes a family bathroom with a fitted suite.

Outside, the home is set back from the road with ample off-street parking to the front, together with a garage. The tiered rear garden offers a mix of lawn, planting, patio and a greenhouse. Well presented overall, this home provides scope for personalisation and is ideal for families or downsizers.

Call Connells today to arrange your viewing!

Porch

Double glazed window to the front aspect and entrance door leading into the hallway with radiator.

Entrance Hall

Access to principal rooms, wooden flooring into lounge and dining room, smooth ceilings and two radiators.

Lounge

27' 3" x 11' 8" (8.31m x 3.56m)

Double glazed window to the rear aspect, double glazed window to the side aspect, double glazed

door to the side aspect, fireplace, TV point, wood-effect flooring, smooth ceilings and radiator.

Dining Room

12' 8" x 8' 5" (3.86m x 2.57m)

Double glazed window to the front aspect, wooden flooring, smooth ceilings, access to kitchen and

hallway, radiator.

Kitchen

13' 9" x 9' 1" (4.19m x 2.77m)

Dual aspect windows to the rear and side, double glazed door to the rear aspect, wood-effect flooring, smooth ceilings, a range of wall and base units with worktops over, space for washing machine, space for freestanding fridge freezer, space for dishwasher, eye-level electric oven, gas hob with extractor over and a radiator.

Bedroom One

13' 9" x 8' 1" (4.19m x 2.46m)

Double glazed window to the side aspect, TV point, smooth ceilings and a radiator.

Bedroom Two

11' 7" x 11' 7" (3.53m x 3.53m)

Double glazed window to the side aspect overlooking greenery, built-in storage cupboards around

bed, carpet flooring, TV point, smooth ceilings and radiator.

Bedroom Three

8' 3" x 8' 6" (2.51m x 2.59m)

Double glazed window to the side aspect overlooking greenery, wood-effect flooring, smooth

ceilings and a radiator.

Bedroom Four

6' 2" x 8' (1.88m x 2.44m)

Double glazed window to the side aspect, wood-effect flooring, smooth ceilings and radiator.

Family Bathroom

9' 7" x 5' 1" (2.92m x 1.55m)

Two double glazed obscured windows to the front aspect, fully tiled walls, smooth ceilings, panelled

bath with shower hose attachment, WC, wash hand basin, tiled flooring and a radiator.

Outside

Front Approach

Ample off-street parking via driveway, garage, pathway leading to the front entrance, and an attractive outlook across large open green fields opposite.

Rear Garden

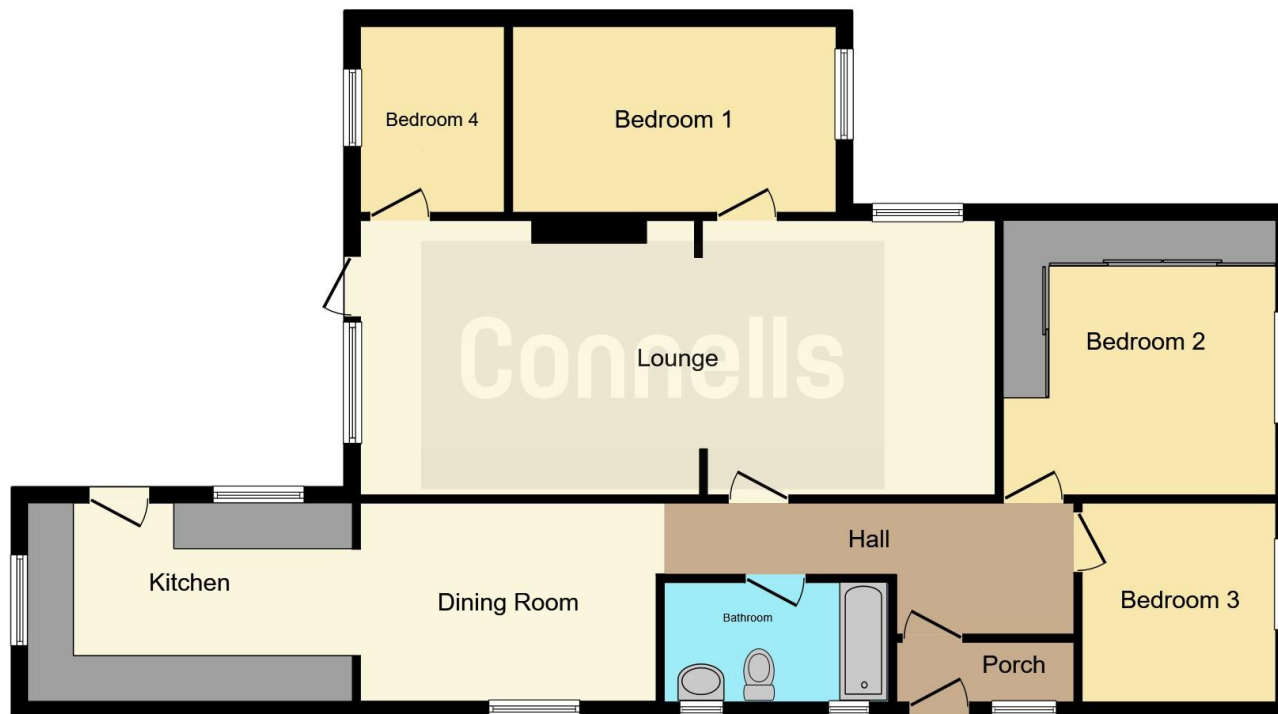
Tiered garden with steps leading to lawn and planting areas, greenhouse, patio and enclosed

fencing providing privacy.









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.focalagent.com

To view this property please contact Connells on

T 0117 956 9555

E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

EPC Rating: D Council Tax
Band: E

Tenure: Freehold

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