



**Connells**

Pinnell Grove  
Emersons Green Bristol



## Property Description

On the ground floor, the property comprises two reception rooms: a spacious living room at the front, which flows into the rear of the property where you will find a good-sized kitchen/diner. The dining room opens into the kitchen, which runs along the right side of the property and also provides access to the garden. Completing the ground floor are additional storage space and a W/C.

Moving up to the first floor you will find 3 well proportioned bedrooms which are all doubles, the master benefits from built in wardrobe space and an ensuite shower room. To complete the upstairs is a family bathroom and some storage space.

Externally the property comprises of a large front and rear garden with the front being split into gravel and drive but can provide parking for at least 4 vehicles. To the rear is a spacious and private garden mainly laid to lawn with the side garage having access from both gardens.

Situated in the always popular Emersons Green, this part of BS16 has continued to grow over the years due to its amazing local schools, modern feel, easy access into central Bristol and the M5/M32, as well as its vast transport links.

## Entrance Hallway

Leading to cloakroom with downstairs WC, Wash hand basin

## Living Room

16' 1" x 11' 8" ( 4.90m x 3.56m )

Neutral colour decoration. UPVC double glazed window to front. Radiator. Flooring. Door leading to hallway with storage cupboard.

## Kitchen

14' 2" x 7' 3" ( 4.32m x 2.21m )

Fitted kitchen with wall and base units, worktop over. Sink with drainer. Electric oven with gas hob and extractor fan.

## Dining Room

10' 2" x 7' 2" ( 3.10m x 2.18m )

UPVC Patio door to rear garden. Flooring, Radiator.

## First Floor Landing

Carpeted

## Bedroom One

10' 9" x 9' 9" ( 3.28m x 2.97m )

Carpeted. Build in wardrobe. UPVC double glazed window to front aspect. Radiator and door leading to ensuite.

## Ensuite

5' x 10' 3" ( 1.52m x 3.12m )

W/C, Wash hand basin. Shower cubical with shower. Double glazed window to side.

## Bedroom Two

8' 9" x 11' 7" ( 2.67m x 3.53m )

UPVC window to front. Carpeted. Radiator

## Bedroom Three

8' 1" x 7' ( 2.46m x 2.13m )

UPVC window to front. Carpeted. Radiator

## Bathroom

6' 9" x 6' 6" ( 2.06m x 1.98m )

W/C. Wash hand basin. Radiator. Window to side. Bath with mixer tap.

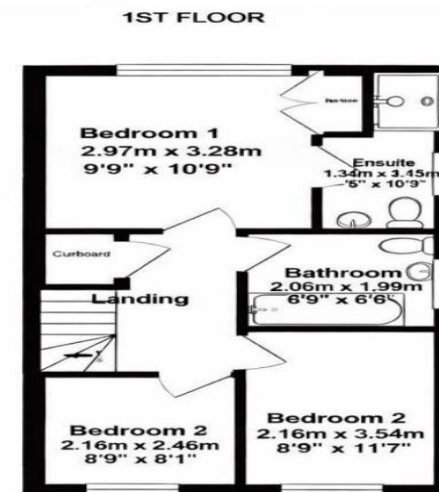
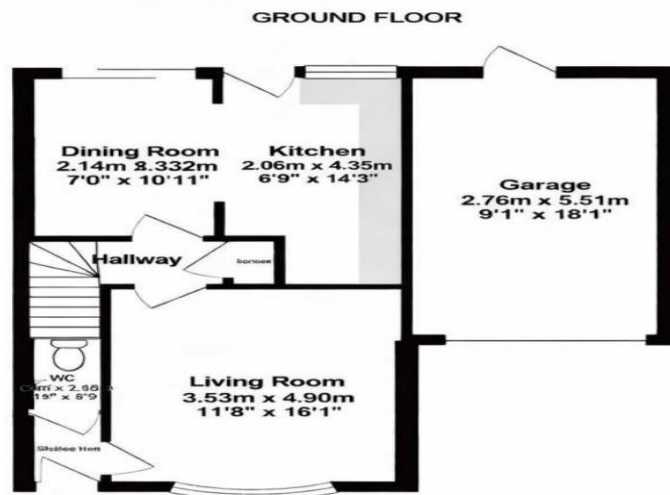
## Garage

17' 8" x 8' 8" ( 5.38m x 2.64m )









**Total: 840 sq ft**

To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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