



Connells

Berkeley Way
Emersons Green Bristol



Property Description

Connells are delighted to offer for sale this modern built 3 bedroom end of terrace family home positioned within a quiet road in this sought after Emersons Green development. The property is conveniently located within easy reach of Emersons Green retail park, coffee shops, restaurants, pubs, doctors surgery, village hall and library whilst being a short walk to both popular Emersons Green and Mangotsfield Primary schools. The area offers good transport links with good access onto the Avon Ring Road and motorway networks.

The property offers spacious accommodation which comprises: entrance hallway, cloakroom, lounge, kitchen/diner with modern kitchen units, built in double oven, hob, an integral dishwasher, upvc construction conservatory with French doors out to rear garden. To the first floor can be found 2 double bedrooms, a single bedroom, updated bathroom with shower cubicle. Externally the property has area laid to patio, pathways through to a sun patio at rear with mature flower and shrub beds, decorative arch with climbing rose, outside tap, fence panel boundaries. There is also access from the garden to the garage which offers potential to convert for use as a home office.

Entrance Hallway

Double glazed door to front. Radiator.

Cloakroom

Double glazed window to front with obscure glass. Low level wc, wash hand basin, tiled splashback, radiator.

Lounge

Double glazed window to front. Fireplace with timber surround and marble effect hearth housing electric fire. Ceiling coving, ceiling rose, carpeted, TV point, radiator. Glass panelled French doors leading to:

Kitchen Diner

Double glazed window overlooking rear garden. Fitted kitchen with a range of wall and base units with work surfaces over incorporating stainless steel one bowl sink and drainer, tiling, Integrated electric double oven, gas hob with cookerhood. There is plumbing for washing machine/dishwasher and space for fridge/freezer, central heating boiler and understairs storage space.

Conservatory

Upvc construction, power.

First Floor Landing

Double glazed window to side. Stairs ascending from hallway, airing cupboard housing water tank and shelving above, access to insulated loft space.

Bedroom Two

Double glazed window to rear. Built in wardrobes with hanging and shelf storage. Ceiling coving, ceiling rose, TV point, radiator.

Bedroom One

Double glazed window to front. Ceiling coving, radiator.

Bedroom Three

Double glazed window to front. Built in overstairs cupboard, with hanging and shelf storage. Ceiling coving, radiator.

Bathroom

Modern bathroom suite double glazed window to rear with obscure glass, shower cubicle with electric shower, wash hand basin, low level wc, extractor fan, tiling, radiator.

Outside

Area laid to patio, pathways through to sun patio at rear, mature flower and shrub beds, decorative arch with climbing rose, outside tap. Fence panel boundaries.

Front

Driveway providing off street parking, flower bed to side, pathway to front door.

Garage

Up and over door, power and light. Door to

garden.







To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/EME306948](https://www.connells.co.uk/Property/EME306948)



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