



Connells

Bissex Mead
Emersons Green Bristol



Property Description

Located in the sought-after area of Emersons Green, this superb, detached family home offers generous and flexible living space throughout.

The ground floor features a welcoming hallway leading to a bright open-plan lounge/dining area with wood-effect flooring, and doors to the conservatory overlooking the rear garden. There is a modern kitchen with integrated appliances and access to a separate utility room, cloakroom. The converted garage now forms a versatile fourth bedroom or home office.

Upstairs comprises three further bedrooms, including a main bedroom with en-suite shower room and built-in wardrobes, plus a stylish family bathroom.

Externally, the property enjoys a well-kept front lawn, driveway parking, and a private rear garden with patio, lawn, and mature borders. Conveniently positioned near local schools, shops, and commuter links to Bristol and Bath.

Call Connells today to arrange your viewing.

Lounge/Dining Room

22' 7" x 9' 8" (6.88m x 2.95m)

Double-glazed window to the front aspect, wood-effect flooring, TV point, access to kitchen and conservatory, and two radiators.

Kitchen

10' 10" x 10' 9" (3.30m x 3.28m)

Two double-glazed windows to the rear aspect, a range of wall and base units with worktops over,

one-and-a-half-bowl stainless-steel sink and drainer, built-in storage cupboard, space for freestanding fridge/freezer, gas hob with extractor over and low-level electric oven, and a radiator.

Utility Room

Side door leading to the garden, wall mounted boiler, under counter space for a washing machine and space above for a tumble dryer.

Conservatory

13' x 11' 3" (3.96m x 3.43m)

Double-glazed French doors to side aspect opening onto the rear garden, wood-effect flooring, and double-glazed windows throughout.

Bedroom Two

11' 8" x 7' 10" (3.56m x 2.39m)

Double-glazed window to the side aspect, wood-effect flooring, space for freestanding wardrobe, and radiator.

Downstairs Cloakroom

Double-glazed obscured window to the side aspect, WC, wash hand basin, wood-effect flooring, and radiator.

First Floor

Bedroom One

10' 10" x 9' 9" (3.30m x 2.97m)

Double-glazed window to the front aspect, carpet flooring, two built-in wardrobes, door to en-suite, and radiator.

En-Suite

8' 8" x 8' 2" (2.64m x 2.49m)

Double-glazed obscured window to the front aspect, walk-in shower cubicle with shower over and glass screen, extractor, WC, wash hand basin, wood-effect flooring, and radiator.

Bedroom Three

9' 8" x 8' 8" (2.95m x 2.64m)

Double-glazed window to the rear aspect, carpet flooring, loft-access hatch, and radiator.

Bedroom Four

9' 8" x 6' 4" (2.95m x 1.93m)

Double-glazed window to the rear aspect, built-in wardrobe, carpet flooring, TV point, and radiator.

Family Bathroom

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

Double-glazed obscured window to the rear aspect, panelled bath, WC, wash hand basin, wood-effect flooring, extractor, and radiator.

Front Garden

Mainly laid to lawn with a paved pathway leading to the front door, bordered by low hedging and planters, and driveway parking for multiple vehicles.

Rear Garden

Private and fully enclosed garden comprising a paved patio area leading to a lawn with mature shrub borders, timber shed, and gated side access.









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: D

Tenure: Freehold

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