

for sale

£315,000



## Valerian Street Emersons Green Bristol BS16 7JF

Three-bedroom semi-detached home on Valerian Street, nestled in the thriving Lyde Green development. Offering a thoughtful layout over three floors, this property blends modern open plan living with light-filled spaces, ideal for families or professionals seeking comfort, style and convenience.

# Valerian Street Emersons Green Bristol BS16 7JF

## Entrance Hallway

welcoming entrance hallway leading to:

## Open Plan Kitchen Living Area

Bright, open-plan living, dining and kitchen area, creating a sociable and airy space ideal for modern living. The modern kitchen sits to the front, flowing naturally into the dining and lounge space. At the rear, French doors open onto the garden, bringing in plenty of natural light and offering easy access for outdoor entertaining.

## First Floor

leading to bedrooms and family bathroom.

## Bedroom Two

These rooms provide flexibility for children, guests, or a home office.

## Bedroom Three

These rooms provide flexibility for children, guests, or a home

office.

## Family Bathroom

modern fitted bathroom suite with contemporary fixtures.

## Third Floor

The entire top floor is dedicated to the master bedroom.

## Master Bedroom

featuring Velux windows that fill the space with light. Cleverly designed eaves storage provides practical hidden space without compromising comfort.

## Rear Gaden

The private rear garden is perfect for relaxing or entertaining, with direct access from the living area.

## Allocated Parking

to the front of the property.



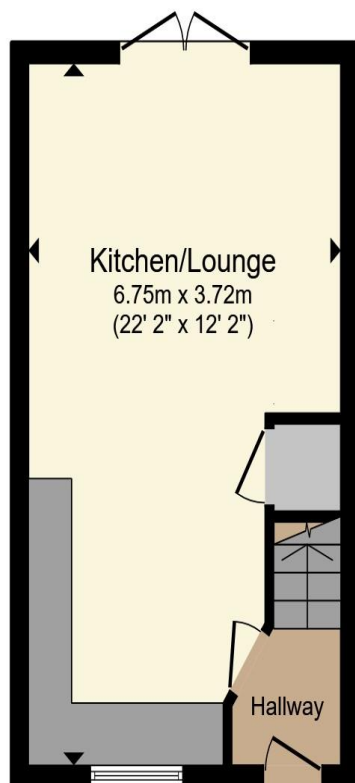




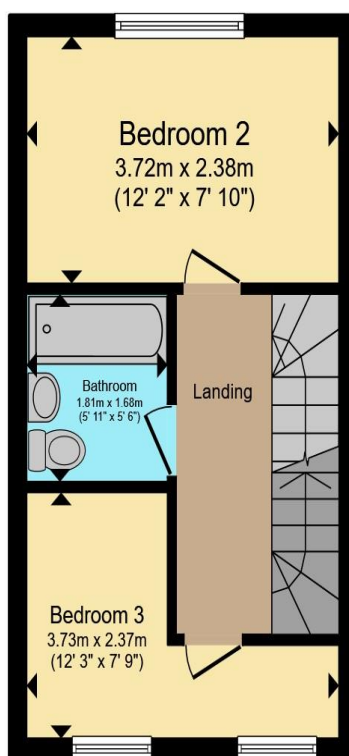




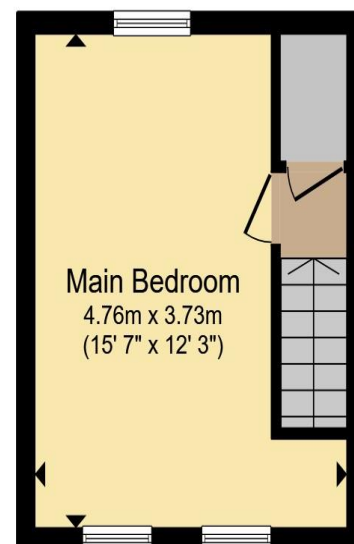




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 68.0 m<sup>2</sup> (732 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](http://www.propertybox.io)



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BRISTOL BS16 7AE

Property Ref: EME306979 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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