



Connells

Bluebell Way
Emersons Green Bristol

Bluebell Way Emersons Green Bristol BS16 7HY

for sale offers over
£390,000



Property Description

To the ground floor the property comprises of 2 reception rooms which are laid out as a extended dining room to the rear and spacious living room through the middle. The extension allows the rooms to effortless flow through and bring natural light into the living area. To the front of the home you will find a good sized kitchen benefiting from built in appliances and ample work top space. Completing the ground floor is plenty of storage and a W/C.

Continuing upstairs you will find 3 well proportioned bedrooms, comprising as 2 large doubles and a generous single. The master bedroom benefits from built in storage and a spacious en suite wet room. The garage has also been converted and has previously been used as a office or 4th bedroom.

Outside

Externally, the rear garden is designed with low maintenance in mind. A patio extends directly from the back of the home, complemented by a bar area. The garden also benefits from side access, providing added convenience, and leads to a single converted garage offering additional storage or an office/4th bedroom and off street parking.

This home offers easy access to the Bristol Ring Road and major transport links such as the M32, M4, M5 and Parkway Station. In addition to this, the property is within close proximity to Downend High Street, local amenities, schools and parks making this an ideal purchase for families and professionals alike. Just walking distance to David Lloyd.

Entrance Hallway

Leading to kitchen and lounge with wc and cupboard.

Kitchen

12' 4" x 7' 11" (3.76m x 2.41m)
Modern fitted kitchen finished to a high specification.

Living Room

14' 6" x 14' 6" (4.42m x 4.42m)
Large spacious living area that has been extended leading to dining room.

Dining Room

13' 6" x 10' 5" (4.11m x 3.17m)
An extended dining room to the rear and spacious living room through the middle. The extension allows the rooms to effortless flow through and bring natural light into the living area.

Garage

9' 6" x 7' 7" (2.90m x 2.31m)

Office Room

9' 6" x 15' 11" (2.90m x 4.85m)

Bedroom One

12' 4" x 7' 11" (3.76m x 2.41m)
Double glazed window to rear with en suite.

En Suite/ Wet Room

Bedroom 2

10' 2" x 7' 11" (3.10m x 2.41m)
Double glazed window to front elevation.

Bedroom 3

10' 2" x 7' 11" (3.10m x 2.41m)
Double glazed window to rear.

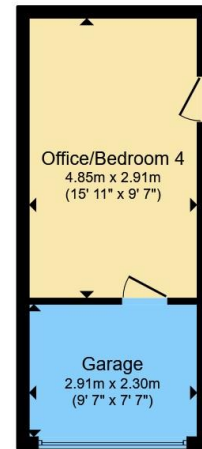
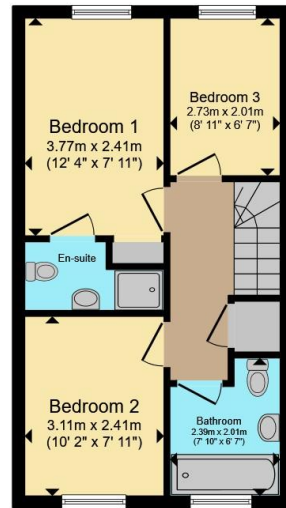
Family Bathroom

6' 7" x 7' 10" (2.01m x 2.39m)
Modern fitted family bathroom.

Rear Garden

Fully enclosed low maintenance private garden





Ground Floor

First Floor

Outbuilding

Total floor area 107.3 m² (1,155 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

Connells



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2 The Village Emerson Way Emersons Green
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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EME307052



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