

for sale

£400,000



## Columbine Road Emersons Green Bristol BS16 7LG

Connells estate agents are delighted to offer for sale this superb semi-detached home occupying a quiet position within the sought after Lyde Green development. Constructed by Taylor Wimpey Homes and is of their "Dalston" design the property offers spacious living accommodation over 3 floors.

# Columbine Road Emersons Green Bristol BS16 7LG

## Entrance Hall

Door to front, stairs rising to first floor and access to cloakroom.

## Cloakroom

Low-level WC and wash hand basin.

## Kitchen/Diner

17' 5" Max x 10' 5" Max ( 5.31m Max x 3.17m Max )

Fitted with a range of wall and base units with work surfaces over, inset sink and drainer, space for appliances and window to the front aspect.

## Lounge

14' x 11' 9" ( 4.27m x 3.58m )

A bright and spacious reception room with French doors opening onto the rear garden, providing ample space.

## First Floor Landing

Stairs rising to the second floor and doors to bedrooms and bathroom.

## Bedroom Two

10' 11" x 7' 1" ( 3.33m x 2.16m )

A well-proportioned single bedroom, ideal as a nursery, home office or guest room. Window to front aspect.

## Family Bathroom

Comprising a panelled bath, wash hand basin and low-level WC.

## Second Floor Landing

## Principal Bedroom

17' 11" x 13' 7" Max ( 5.46m x 4.14m Max )

An impressive main bedroom occupying the entire second floor, offering excellent floor space and benefiting from a private en-suite shower room.

## En-Suite

Fitted with a shower enclosure, wash hand basin and low-level WC.









To view this property please contact Connells on

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Property Ref: EME307129 - 0008

Tenure:Freehold EPC Rating: B

Council Tax Band: D

**view this property online**

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