



Connells

Thomas Avenue
Emersons Green BRISTOL

Thomas Avenue Emersons Green BRISTOL BS16 7TA

for sale offers in excess of
£700,000



Property Description

An impressive and immaculately presented four-bedroom detached family home, offering generous and versatile accommodation arranged over two floors, together with excellent parking and a substantial double garage.

The ground floor provides a welcoming entrance hall with stairs rising to the first floor, a spacious lounge measuring approximately 20'9" x 11'7", and a well-appointed kitchen measuring approximately 20'10" x 10'2". The kitchen offers an excellent amount of workspace and storage, making it an ideal hub for family life and entertaining.

Further ground-floor accommodation includes a useful utility room, WC and a versatile studio/salon, which could lend itself to a variety of uses such as a home office, gym, hobby room or additional living space.

To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom measuring approximately 13'1" x 11'8". The remaining bedrooms provide excellent flexibility for family, guests or home working, with two bathrooms/shower rooms also serving the accommodation.

Externally, the property benefits from a large double garage measuring approximately 17'9" x 17'2", providing substantial storage and parking potential.

Having been maintained and presented to an exceptionally high standard throughout, this attractive home offers spacious, flexible and beautifully presented accommodation, making it an ideal choice for a growing family.

Ground Floor

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor, doors providing access to the principal reception areas, kitchen and further accommodation.

Lounge

20' 9" x 11' 7" (6.32m x 3.53m)

Generously proportioned main reception room featuring excellent floor space for a range of furniture, with windows to the front and rear aspects creating a bright and versatile living environment.

Kitchen

20' 10" x 10' 2" (6.35m x 3.10m)
Spacious kitchen with a good range of wall and base units, work surfaces and integrated cooking facilities. Ample room for a dining or breakfast area, with access to the rear/side of the property.

Utility Room

Useful separate utility area with space and plumbing for washing and drying appliances, together with additional storage and work surface space.

W.C.

Convenient ground-floor cloakroom fitted with a low-level WC and wash hand basin.

Studio/Salon

9' 6" x 7' 2" (2.90m x 2.18m)
Versatile additional room currently arranged as a studio/salon, offering excellent flexibility and suitable for use as a home office, treatment room, hobby room or additional reception space.

Double Garage

Substantial double garage providing excellent vehicle storage together with generous additional space for workshop, storage or other practical requirements.

First Floor

Landing

Central first-floor landing providing access to all four bedrooms and the family bathroom, with stairs returning to the ground floor.

Bedroom 1

13' 1" x 11' 8" (3.99m x 3.56m)

Well-proportioned principal bedroom offering ample space for a double bed and bedroom furniture, with a pleasant outlook and excellent natural light. Built in wardrobes and door to en-suite.

En-Suite

A contemporary and well-appointed en-suite shower room, fitted with a spacious walk-in shower, hand wash basin set within a stylish vanity unit, and a low-level W.C. Finished to a high standard with modern fixtures and fittings, creating a luxurious and practical space.

Bedroom 2

11' 8" x 11' 2" (3.56m x 3.40m)

Good-sized double bedroom with ample space for freestanding bedroom furniture and useful built-in wardrobe.

Bedroom 3

11' 7" x 8' 10" (3.53m x 2.69m)

Further well-presented bedroom offering a versatile space suitable for a double bedroom, guest room or home office.

Bedroom 4

9' 2" x 9' 1" (2.79m x 2.77m)

Well-proportioned fourth bedroom with space for a bed and associated furniture, making an ideal child's bedroom, guest room or study.

Family Bathroom

Family bathroom comprising a bath with shower over, WC and wash hand basin, complemented by tiled surrounds.

Double Garage

17' 9" x 17' 2" (5.41m x 5.23m)

Substantial double garage providing excellent vehicle storage together with generous additional space for workshop, storage or

other practical requirements.

Rear Garden

A truly stunning landscaped rear garden, thoughtfully designed to create the perfect outdoor retreat. Boasting a variety of mature trees and established planting, the garden offers a high degree of privacy and year-round interest. A spacious patio area provides an ideal setting for al fresco dining and entertaining, while at the bottom of the garden a superb decked seating area features a charming garden bar housed within a timber shed, creating the ultimate space for social gatherings and summer evenings with family and friends.

Front Garden

Driveway for numerous vehicles and laid to lawn.





Ground Floor



First Floor

Total floor area 171.3 m² (1,843 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



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: C Council Tax
Band: G

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Tenure: Freehold



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