



**Connells**

Park Crescent  
Frenchay BRISTOL



## Property Description

This generously dual aspect sized three-bedroom detached home offers approximately 1,749 sq ft of adaptable accommodation, making it ideal for families, downsizers needing ground floor living, or those seeking flexible space.

The property is accessed via a porch into a central hallway with beautiful real wood parquet flooring. The living room is a spacious area, perfect for both everyday living and entertaining, while the separate dining room provides an ideal setting for family meals.

The kitchen is well-proportioned with ample storage and workspace, offering scope for modernisation. A key feature is the ground floor bedroom, providing flexibility as a principal bedroom, guest room, or additional reception space.

The ground floor is further complemented by a shower room and separate W.C., enhancing convenience.

To the first floor are two well-sized bedrooms and a family shower room, arranged around a central landing.

Externally, the property benefits from an integral garage, offering parking or additional storage and well maintained front and rear gardens.

Early viewing is highly recommended to appreciate the space and versatility on offer.

## Porch

## Hall

Central hallway with real wood parquet flooring, door leading to all ground floor rooms.

## Living Room

18' 8" x 15' 4" ( 5.69m x 4.67m )  
Window to front aspect, fire place, carpeted and radiator.

## Dining Room

12' 3" x 11' 4" ( 3.73m x 3.45m )  
Window to front aspect, carpeted and radiator.

## Shower Room

8' 2" x 6' 8" ( 2.49m x 2.03m )  
Double shower with W/C, wash hand basin and tiled flooring.

## Kitchen

14' 6" x 12' 3" ( 4.42m x 3.73m )  
Range of base and wall units, window to rear, door to internal staircase and door leading to garage.

## Cloakroom

W/C and wash hand basin

## Bedroom One

18' 2" x 11' 11" ( 5.54m x 3.63m )  
Window and patio door to rear, radiator, carpeted and built in wardrobes.

## Landing

Window to rear, carpeted.

## Bedroom Two

12' 8" x 11' 9" ( 3.86m x 3.58m )  
Two windows to rear, carpeted, radiator and storage space.

## Bedroom Three

10' 10" x 8' 10" ( 3.30m x 2.69m )  
Window to rear, carpeted storage space and radiator

## Shower Room

9' 5" x 4' 11" ( 2.87m x 1.50m )  
Electric shower, W/C, wash hand basin, radiator and wood effect flooring.

## Garage

15' 8" x 8' 1" ( 4.78m x 2.46m )

## Front & Rear Gardens

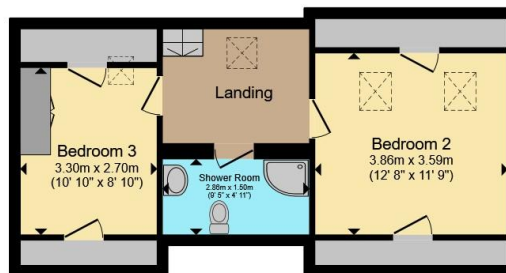
Beautifully maintained rear garden, mainly laid to lawn with ornamental pond and patio area.

Walled front garden, laid to lawn.





**Ground Floor**



**First Floor**

Total floor area 162.5 m<sup>2</sup> (1,749 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)



To view this property please contact Connells on

**T 0117 956 9555**

**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
BRISTOL BS16 7AE

**view this property online [connells.co.uk/Property/EME307102](http://connells.co.uk/Property/EME307102)**

EPC Rating: Council Tax  
Awaited Band: F

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EME307102 - 0002