

for sale

offers over **£485,000**



## Church Farm Road Emersons Green Bristol BS16 7BE

Connells proudly presents this spacious, modern four-bedroom home close to many local amenities including some very popular primary schools.

Complete with garden, garage and a lovely kitchen diner this property will prove popular!



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# Church Farm Road Emersons Green Bristol BS16 7BE

## Entrance Hallway

Stairs rising to the first floor, access to downstairs principal rooms.

## Lounge

20' x 10' 6" ( 6.10m x 3.20m )

Double glazed window to the front aspect, fireplace set upon a hearth with mantel over, carpeted flooring, radiator and sliding glass doors leading through to the Conservatory.

## Kitchen And Dining Areas

20' x 8' 11" ( 6.10m x 2.72m )

Double glazed window to the rear aspect, high-gloss wall and base units with Corian worktops over, kick board lighting, breakfast bar, electric hob with extractor over, sink and drainer

with a mixer tap and an integrated dishwasher. Opening leading to the Utility.

Double glazed window to the front aspect of the Dining area and a radiator.

## Utility

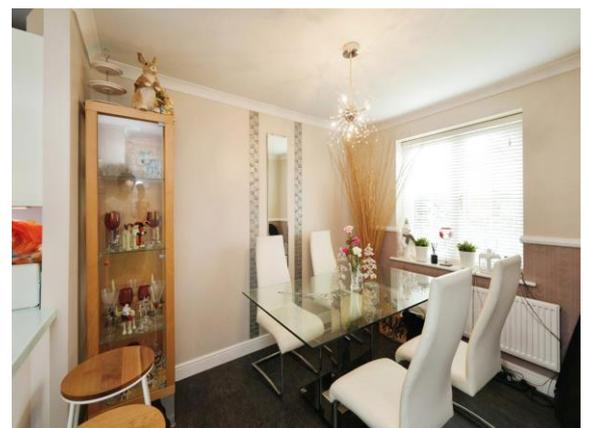
6' 3" x 4' 11" ( 1.91m x 1.50m )

Integrated double electric oven, integrated fridge and freezer, radiator, door to Cloakroom and a door leading out to the Garden.

## Cloakroom

W.C. and a pedestal wash hand basin.

## Conservatory



14' 2" x 9' 2" ( 4.32m x 2.79m )  
uPVC, brick and glass structure, French doors opening to the Garden - flooring???

## Landing

A central landing with a storage cupboard (is it an airing cupboard) and doors leading off to bedrooms and bathroom.

## Bedroom One

12' 1" x 10' 10" ( 3.68m x 3.30m )  
Double glazed window to the front aspect, carpeted flooring and a radiator.

## En-Suite

Shower cubicle with glass door, feature wash hand basin with mixer tap, W.C. mosaic tile and a radiator.

## Bedroom Two

12' 1" x 11' 5" ( 3.68m x 3.48m )  
Double glazed window to the front aspect, carpeted flooring and a radiator.

## Bedroom Three

8' 2" x 7' 8" ( 2.49m x 2.34m )  
Double glazed window to the rear aspect, carpeted flooring and a radiator.

## Bedroom Four

7' 10" x 7' 8" ( 2.39m x 2.34m )  
Double glazed window to the rear aspect, carpeted flooring and a radiator.

## Family Bathroom

8' 9" x 4' 9" ( 2.67m x 1.45m )  
Double glazed obscured window to the rear aspect, panelled bath, W.C., pedestal wash hand basin, part-tiled, laminate

flooring and a radiator.

## Outside

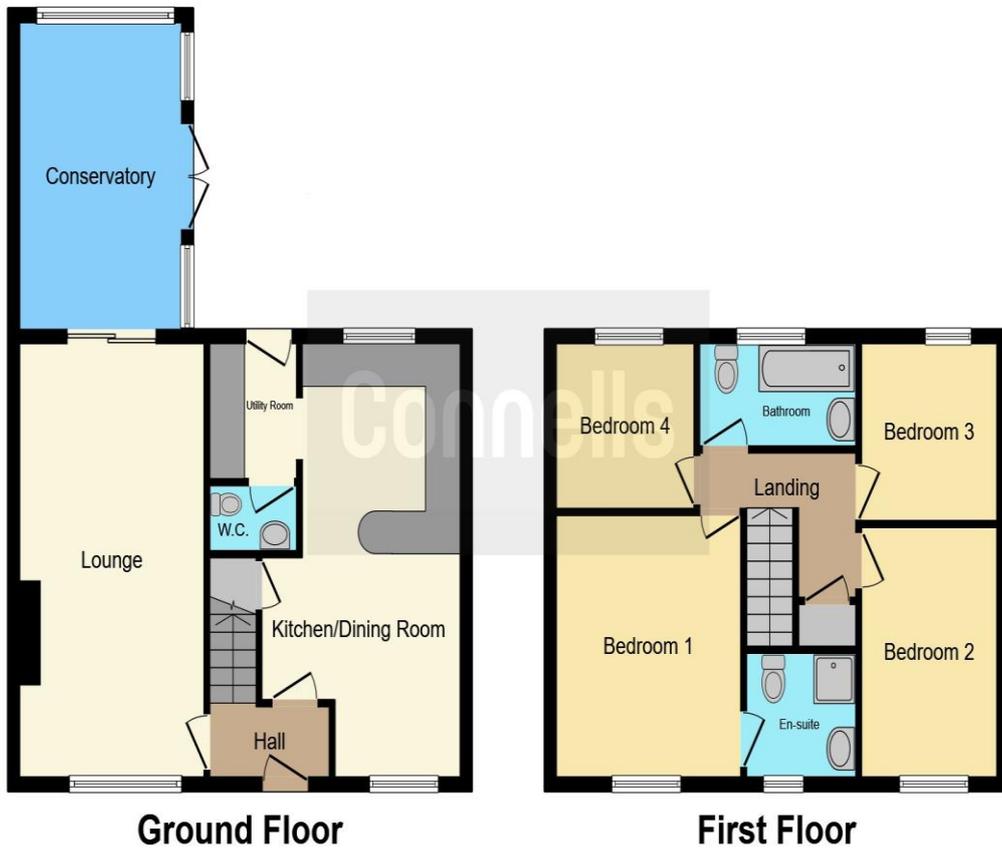
### Front Approach

Driveway providing off-street parking in front of the Garage, pathway leading to the front door, rain canopy with an outside light and partial privacy by way of hedge borders.

### Rear Garden

Fully enclosed by way of boundary fencing, mainly laid to lawn with a patio area, shed, flower borders and a Summer House with full electric perfect as office space or a workshop.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Property Ref: EME306111 - 0012

Tenure:Freehold EPC Rating: D

Council Tax Band: E

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