

for sale

£315,000



Johnson Road Emersons Green Bristol BS16 7JR

STUNNING TWO BEDROOM HOME IN EMERSONS GREEN \* RECENTLY RENOVATED TO A SHOW-HOME STANDARD \* CONTEMPORARY HIGH-GLOSS KITCHEN \* BRIGHT CONSERVATORY \* ELEGANT LOUNGE WITH FEATURE PANELLING \* EN-SUITE TO MASTER \* LANDSCAPED GARDEN \* ALLOCATED PARKING \* VIEWING ESSENTIAL.

# Johnson Road Emersons Green Bristol BS16 7JR

## Entrance Hallway

Door to front with leaded light glazed panel. Stylish tiled flooring flows through to the kitchen. Doors to Lounge, Kitchen, and Cloakroom.

Bright and versatile space with double-glazed French doors to the side, tiled flooring, and radiator for year-round use.

## Downstairs Wc

Modern white suite with WC and wash hand basin inset into vanity unit. Tiled flooring and splashback.

## Landing

Stairs rising from the ground floor, doors to Bedrooms and Bathroom, storage cupboard housing boiler with slatted shelving, textured ceiling with loft access.

## Lounge

Beautifully styled with bespoke wall panelling. High-quality cream carpeting, LED spotighting, and double-glazed doors to the rear garden.

## Bedroom One

## Kitchen

High-specification renovation. Features high-gloss wall and base units with striking marble-effect worktops and matching splashbacks. Integrated appliances including gas hob, oven, and extractor.

Generous master suite with plush beige carpeting and ample space for freestanding wardrobes. Door to En-suite.

## Conservatory

## En-Suite

Modern shower cubicle, wash hand basin inset into vanity unit with storage, and tiled splashback.

## Main Bathroom

Contemporary suite with panelled bath and dual-head rain shower. Fully tiled walls in a modern stone effect, pedestal wash hand basin, and chrome heated towel rail.



## **Bedroom Two**

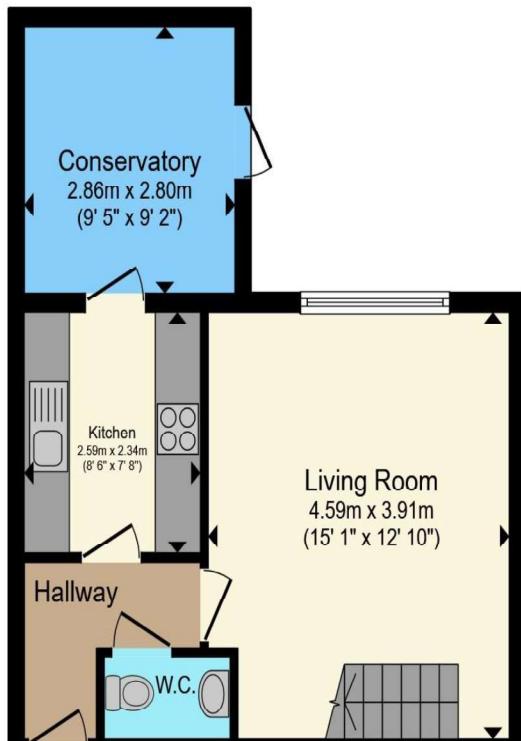
Good-sized second bedroom with neutral carpeting and double-glazed window to the rear.

## **Rear Garden**

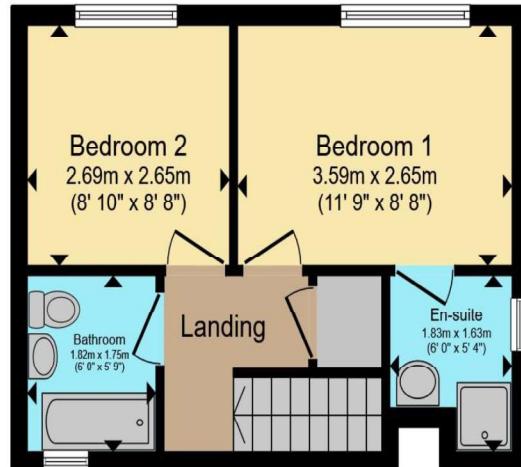
Private, southerly-facing and landscaped for low maintenance. Features a paved patio, decorative gravel borders, and a raised decked terrace.







**Ground Floor**



**First Floor**

Total floor area 67.2 m<sup>2</sup> (724 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)

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Property Ref: EME306955 - 0013

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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