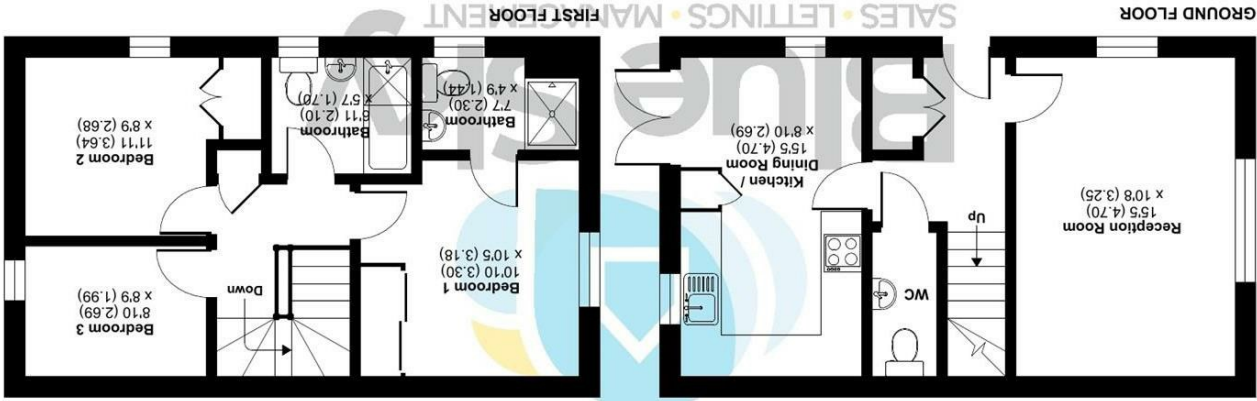




Crocus Road, Emersons Green, Bristol, BS16

Approximate Area = 836 sq ft / 77.7 sq m
For identification only - Not to scale



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!

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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: D | Property Tenure: Freehold

Immaculately presented modern three bedroom home! This stunning home, is located on an enviable corner plot within the ever popular development that is Lyde Green. Modern styling blended with generous living accommodation make this home the ideal choice. An impressive garden plus driveway parking all add to this property's' appeal. A smart kitchen/dining room with integrated appliances has french doors that lead out to the rear garden, providing excellent space to enjoy those care free days. A dual aspect lounge provides the perfect retreat at the end of the day. A downstairs cloakroom, in addition to the family bathroom plus an en-suite, give convenience and well appointed styling. The property benefits from having a remainder of an NHBC warranty. To the first floor, there are three bedrooms , and if working from home, this can be a versatile bonus. Lyde Green and neighbouring Emersons Green are always popular for those looking for ease of access to commuter links, plus there are retail and leisure parks nearby. There are green spaces galore, as well as transport links by way of bus and cycle paths. We anticipate great interest in this home and recommend arranging your earliest opportunity to view!



Hallway
Door to front with obscured glazed panel, double cupboard currently housing fuse board and space for tumble drier, stairs to first floor, covered radiator.

Cloak Room
W.C., wash hand basin with mixer tap and splash backs, radiator.

Lounge
15' x 10'8 (4.57m x 3.25m)
Double glazed window to front and side aspect, radiator.

Kitchen / Diner
15'5 x 8'10 (4.70m x 2.69m)
Double glazed French doors to side, double glazed window to front and side, fitted kitchen with range of wall and base units with work tops over, stainless steel sink and drainer, cupboard housing boiler, gas hob with extractor over and back stand, electric oven, integrated washing machine, integrated dishwasher, integrated fridge / freezer, radiator.

First Floor Landing
Storage cupboard with slatted shelving, loft access, (loft is fully boarded with pull down ladder)

Bedroom One
10'10 x 10'5 (3.30m x 3.18m)
Double glazed window to front, fitted wardrobes, door to en-suite, radiator.

En-Suite
7'7 x 4'9 (2.31m x 1.45m)
Obscured double glazed window to side aspect, double shower cubicle with tiled walls, wash hand basin with mixer tap, W.C. tiled splash backs, tiled flooring, radiator.

Bedroom Two
11'11 x 8'9 (3.63m x 2.67m)
Double glazed window to side aspect, built-in wardrobes, radiator.

Bedroom Three
8'10 x 8'9 (2.69m x 2.67m)
Double glazed window to side aspect, radiator.

Bathroom
6'11 x 5'7 (2.11m x 1.70m)
Obscured double glazed window to side, low level W.C., wash. hand basin, enclosed bath with mixer taps and shower over, shower screen, tiled splash backs, tiled flooring, radiator.

Front Garden
Paving and steps with railing to front door, laid to lawn, bordered by hedging and borders laid to decorative stone, outside curtesy light.

Rear Garden
Fully enclosed by way of boundary wall and fence panels, mainly laid to lawn, gated access from front, steps leading down to patio area, shed, outside tap, power sockets.

Driveway
Driveway parking for two cars, gated access to rear garden, hedging and railing to either side.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC