

for sale

£385,000 Freehold



## Pinkers Mead Emersons Green Bristol BS16 7EJ

A beautifully extended end-of-terrace, offering spacious living throughout, the property features a lounge, family room with bi-fold doors, kitchen/diner, three bedrooms, an en-suite, and a modern bathroom. Low maintenance garden, a part converted garage ideal for a study,



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# Property Details

## Entrance Hall

UPVC double glazed window to side, radiator, oak effect flooring, LED downlighters, stairs rising to first floor, doors leading to cloakroom and lounge.

## Cloakroom

Opaque UPVC double glazed window to front, close coupled W.C, vanity unit with wash hand basin inset, part tiled walls, tiled floor, radiator.

**Lounge** 15' 8" narrowing to x 12' 2" ( 4.78m narrowing to x 3.71m )

Currently displayed as a dining room, UPVC double glazed window to front with wooden shutter, coved ceiling, oak effect laminate flooring, under stair storage cupboard, oak door and matching bi-folding doors leading through to kitchen/diner.

**Kitchen/Diner** 15' 6" x 8' 1" ( 4.72m x 2.46m )

Range of fitted wall and base units, granite effect laminate work tops incorporating a Belfast style sink unit with mixer tap, tiled splash backs, built in stainless steel electric oven and 5 ring gas hob, stainless steel extractor fan hood, tiled floor, integrated dishwasher, space for American style fridge freezer, wall cupboard housing Worcester boiler, opening leading through to family room/living room.

**Living/Family Room** 15' 6" x 15' 1" ( 4.72m x 4.60m )

LED downlighters, open working feature fireplace, bi-folding doors leading out to rear garden.

## First Floor Accommodation: - Landing

UPVC double glazed window to side, built in airing cupboard housing hot water tank, doors leading through to bedrooms and bathroom.

**Bedroom One** 15' 5" x 8' 3" ( 4.70m x 2.51m )

UPVC double glazed window to front, radiator, door to en-suite.

## En-Suite

Opaque UPVC double glazed window to front, closed coupled W.C, vanity unit with wash hand basin inset, walk in shower enclosure with freestanding glass screen and housing a mains controlled shower system, tiled walls and floor, extractor fan.

**Bedroom Two** 9' 8" x 8' 2" ( 2.95m x 2.49m )

UPVC double glazed window to rear, radiator.

**Bedroom Three** 8' 8" x 7' 9" ( 2.64m x 2.36m )

UPVC double glazed window to rear, radiator.

**Bathroom** 8' 3" x 6' 1" ( 2.51m x 1.85m )

White contemporary suite comprising: close coupled W.C, wash stand with wash hand basin inset, raised platform with freestanding bath, period style radiator incorporating towel rail, feature wood panelling to dado height.

## Rear Garden

Low maintenance garden laid mainly to wood chippings, stone patio, raised sleeper planters, water tap, double power socket, door to garage/study, garden enclosed by boundary fencing.

**Study/Utility** 9' 1" x 8' 6" ( 2.77m x 2.59m )

Located to back section of garage, door access from rear garden, LED downlighters, wood effect flooring, space and plumbing for washing machine, space for tumble dryer.

## Garage

Roller shutter door access to storage section, power and light.





To view this property please contact Connells on

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Property Ref: EME306975 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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