

for sale

£700,000



Farm Close Emersons Green BRISTOL BS16 7BU

Situated on arguably one of the most desirable Cul-de-sacs in Emersons Green, this Redrow built Spacious Five-Bedroom Detached Family Home with Superb Open-Plan Living offering approximately 1,879 sq. ft. finished to a high standard throughout. perfect for growing families.

Farm Close Emersons Green BRISTOL BS16 7BU

Entrance Hall

A welcoming entrance hall providing access to the principal reception rooms, downstairs cloakroom, door to integral garage and staircase rising to the first floor.

Lounge

15' 8" x 11' 10" (4.78m x 3.61m)

A bright and spacious reception room featuring a bay window overlooking the front aspect, offering ample space for family seating and relaxing. Double doors lead through to the Office/Family Room.

Reception/Family Room

9' 8" x 9' 8" (2.95m x 2.95m)

A versatile reception room positioned off the main living accommodation, ideal as a separate family room or children's playroom, with French doors leading out onto the rear garden.

Kitchen/Dining Room

20' Max x 15' 5" Max (6.10m Max x 4.70m Max)

The heart of the home, this impressive open-plan kitchen and dining space is fitted with a comprehensive range of wall and base units, generous work surfaces and a central island. There is ample space for a large dining table, making it perfect for family life and entertaining. Bi-fold doors provide direct access to the

rear garden.

Cloakroom

Conveniently fitted with a low-level WC and wash hand basin. Window to side aspect.

First Floor

Landing

A spacious landing providing access to all bedrooms, family bathroom and airing cupboard.

Bedroom One

15' 6" x 12' 8" (4.72m x 3.86m)

An excellent principal bedroom with vaulted ceiling, offering generous proportions with ample space for wardrobes and additional furniture, benefiting from a private en-suite shower room. Window to front & rear aspects.

En-Suite

Fitted with a shower enclosure, low-level WC and wash hand basin.



Bedroom Two

12' 4" x 12' 4" (3.76m x 3.76m)

A spacious double bedroom with built in wardrobes, making it ideal as a guest bedroom or additional family bedroom. Window to front aspect.

Bedroom Three

14' 9" Max x 8' 4" Max (4.50m Max x 2.54m Max)

A generous bedroom overlooking the front aspect, suitable as a double bedroom with built in wardrobes.

Bedroom Four

13' 1" Max x 8' 3" Max (3.99m Max x 2.51m Max)

A well-proportioned double bedroom offering flexibility for family living. Window to rear aspect.

Bedroom Five

8' 10" Max x 8' 6" Max (2.69m Max x 2.59m Max)

A comfortable fifth bedroom, ideal as a nursery, child's bedroom or study. Window to rear aspect.

Family Bathroom

Fitted with a panelled bath, wash hand basin and low-level WC, serving the remaining bedrooms.

Garage

16' 8" Max x 8' 5" Max (5.08m Max x 2.57m Max)

Garage providing secure parking, storage or potential for conversion (subject to the necessary consents).

Rear Garden

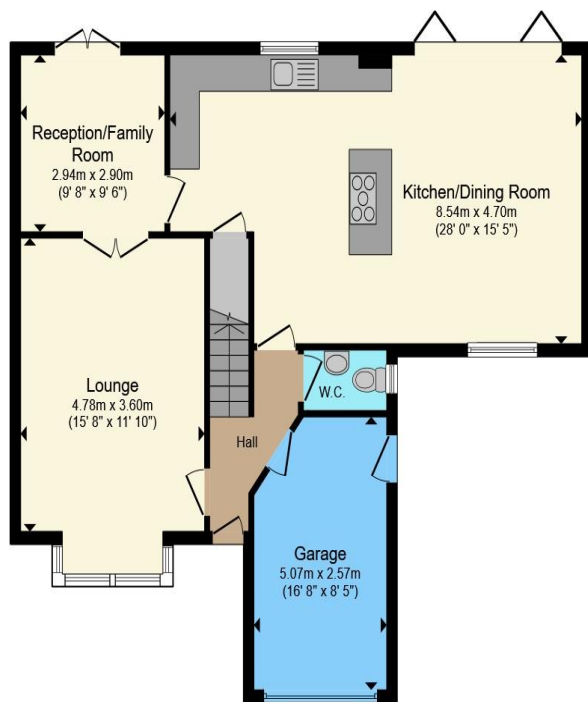
Large rear garden, mainly laid to lawn with patio area,

Front Garden

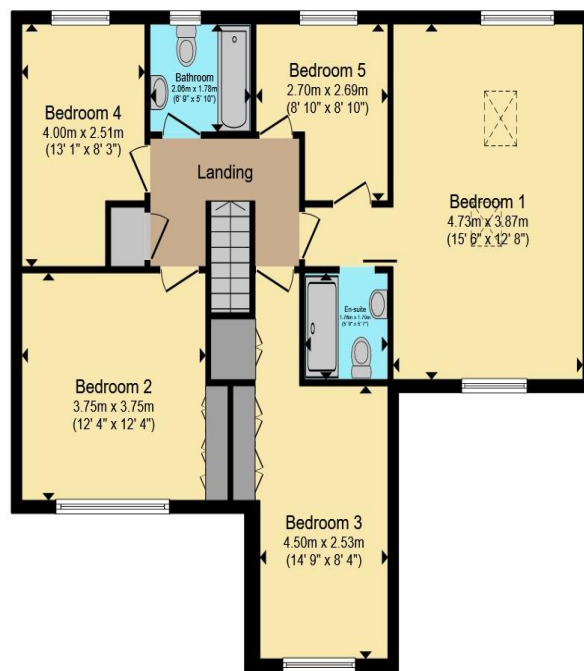
Mainly laid to lawn with garage, driveway parking, and generous side access, offering ideal storage space for a caravan, motorhome, or additional vehicle.







Ground Floor



First Floor

Total floor area 174.6 m² (1,879 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

Connells

To view this property please contact Connells on

T 0117 956 9555

E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME307207 - 0008

Tenure:Freehold EPC Rating: D

Council Tax Band: E

view this property online

connells.co.uk/Property/EME307207

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 | www.rightmove.co.uk | www.zoopla.co.uk