

for sale

offers over **£585,000**



Pinkers Mead Emersons Green Bristol BS16 7EF

Spacious four-bedroom detached family home with over 1,570 sq. ft. of living space, featuring a bright dual-aspect sitting room, kitchen/breakfast room, study, and en-suite main bedroom. Includes a detached double garage and offers flexible, well-proportioned accommodation throughout.

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Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with staircase rising to the first floor and useful understairs storage potential.

Living Room

26' 2" x 11' 4" (7.98m x 3.45m)

An exceptionally spacious dual-aspect reception room extending over 26 feet in length, offering ample space for both seating and entertaining areas. Large windows and French doors allow for an abundance of natural light, creating a bright and inviting atmosphere.

Kitchen/Breakfast Room

14' 2" x 12' 10" (4.32m x 3.91m)

A generously proportioned kitchen fitted with a range of wall and base units, complemented by ample work surface space. There is room for a breakfast table, making it an ideal family hub for everyday dining and socialising.

Study

11' 7" x 7' 10" (3.53m x 2.39m)

A versatile room currently arranged as a home office, ideal for remote working, but equally suited as a playroom, snug or hobby room.

Cloakroom/Wc

Conveniently located on the ground floor and fitted with a low-level WC and wash hand basin.

First Floor

Landing

Spacious landing providing access to all bedrooms, family bathroom and airing/storage cupboard.

Bedroom One

17' 5" x 11' 4" (5.31m x 3.45m)

A generous double bedroom with ample space for wardrobes and additional bedroom furniture.

En-Suite Shower Room

8' 2" x 5' 4" (2.49m x 1.63m)

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

Bedroom Two



12' 4" x 9' 11" (3.76m x 3.02m)

A generous double bedroom with ample space for wardrobes and additional bedroom furniture.

Bedroom Three

9' 1" x 7' 10" (2.77m x 2.39m)

A well-proportioned bedroom ideal for a child, guest accommodation or home office.

Bedroom Four

9' 1" x 7' 5" (2.77m x 2.26m)

A versatile fourth bedroom, suitable as a nursery, dressing room, study or single bedroom.

Family Bathroom

Family Bathroom

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

Outside

Detached Double Garage

17' 5" x 17' 5" (5.31m x 5.31m)

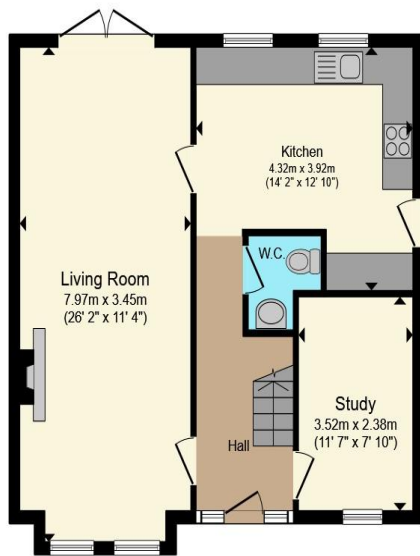
A substantial detached garage providing excellent secure parking, storage or workshop space, with potential for a variety of uses subject to any necessary consents.

Gardens & Parking

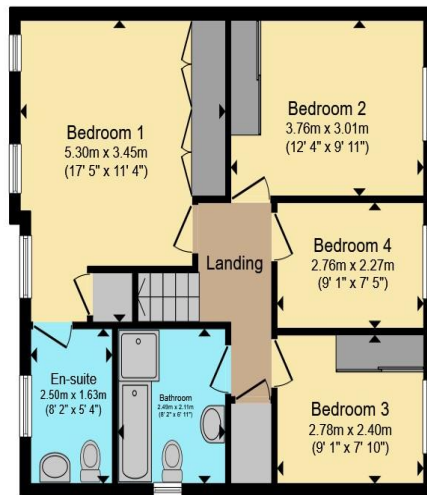
The property benefits from private outdoor space and driveway parking leading to the detached garage, creating an ideal setting for family living and entertaining. (Subject to confirmation from the vendor.)



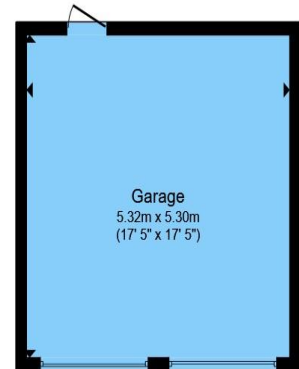




Ground Floor



First Floor



Garage

Total floor area 146.2 m² (1,573 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



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Property Ref: EME307154 - 0009

Tenure:Freehold EPC Rating: C

Council Tax Band: F

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