



Connells

Farm Close
Emersons Green BRISTOL

Farm Close Emersons Green BRISTOL BS16 7BU

for sale offers over
£650,000



Property Description

This impressive five-bedroom detached family home offers approximately 1,879 sq. ft. of well-balanced accommodation, perfectly suited to modern family living. Featuring an outstanding open-plan kitchen/dining room, lounge, third reception room, en suite, a family bathroom, downstairs cloakroom, and integral garage. This property provides generous and versatile living space throughout.

Upon entering, a welcoming hallway provides access to the principal ground floor rooms and staircase to the first floor. The spacious lounge enjoys a bay window to the front, creating a bright and comfortable space to relax, while double doors lead through to the third reception / family room.

The heart of the home is the impressive 20ft kitchen/dining room, offering a comprehensive range of units, central island, ample worktop space and plenty of room for both dining and informal seating. Bi-fold doors opening onto the rear garden, creating a wonderful indoor-outdoor living space.

Upstairs, the property boasts five well-proportioned bedrooms. The generous principal bedroom benefits from its own en-suite shower room, bedroom two and three are spacious with built in wardrobes and two further bedrooms all served by a modern family bathroom, making this an ideal home for growing families.

The property further benefits from a garage, driveway parking, and generous side access, offering ideal storage space for a caravan, motorhome, or additional vehicle.

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).

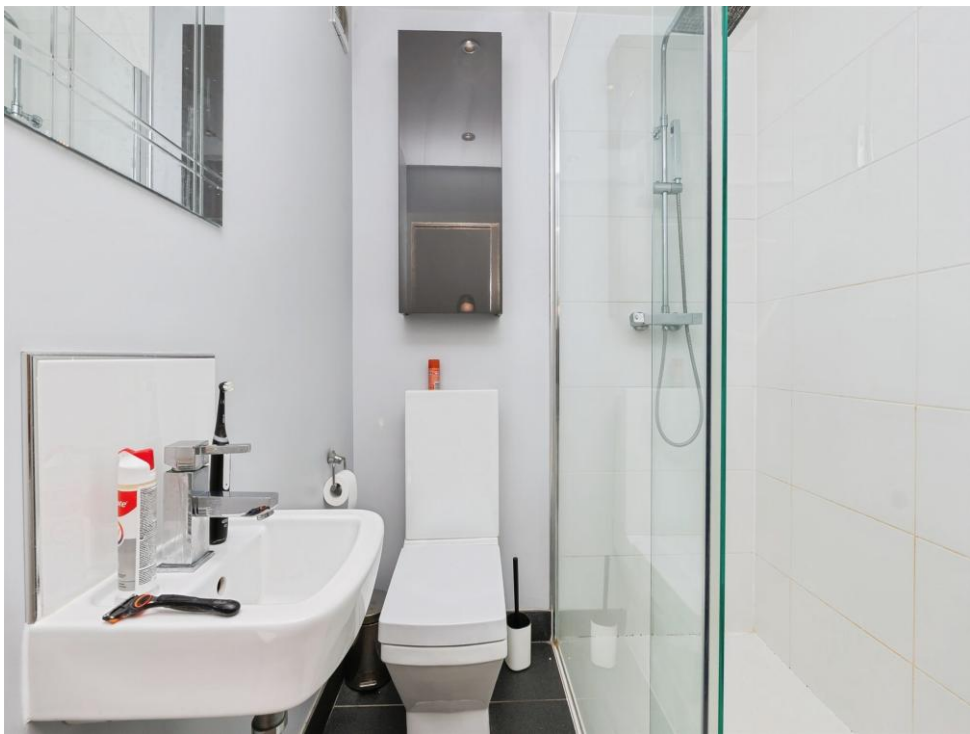
Rear Garden

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.

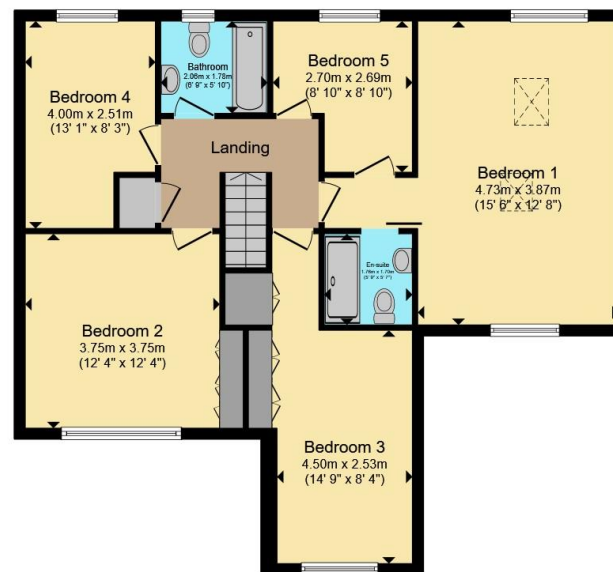








Ground Floor



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

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EPC Rating: D Council Tax
Band: E

Tenure: Freehold

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