



10 NEWLANDS LANE
EMERSONS GREEN
BRISTOL
BS16 7GE
£1,950PCM

AVAILABLE FROM 20TH JULY 2026 AND OFFERED ON AN UNFURNISHED BASIS, THIS SUPERBLY PRESENTED BARRATT HOMES 'WOODBIDGE' IS A SPACIOUS FOUR-BEDROOM, THREE-STORY FAMILY HOME COMPLETE WITH A GARAGE AND OFF-STREET PARKING FOR TWO VEHICLES.

The bright and spacious lounge/diner offers a lovely light and airy feel, enhanced by a south-facing bay window and double doors opening directly onto the patio and private rear garden. Positioned at the front of the property, the upgraded kitchen is finished to a high standard and features integrated AEG appliances, a five-burner gas hob, gloss units, quality porcelain floor tiles, and space for a small dining table and chairs.

The first floor offers three bedrooms, including two well-sized doubles and a single bedroom, alongside the family bathroom and a useful airing cupboard. Occupying the entire top floor, the impressive master suite features vaulted ceilings, a dressing area with fitted wardrobes, an en-suite shower room, and additional built-in storage.

Outside, the property benefits from a low-maintenance courtyard garden to the front, side access, and a generous south-facing rear garden mainly laid to lawn with a patio seating area.

Situated in the popular Lyde Green development, the property is within walking distance of Lyde Green Primary School and close to Emersons Green Retail Centre. With excellent access to the Bristol Ring Road, M32, M4/M5 motorway networks, and the Bristol to Bath cycle path, this home is ideally suited for families and commuters alike.

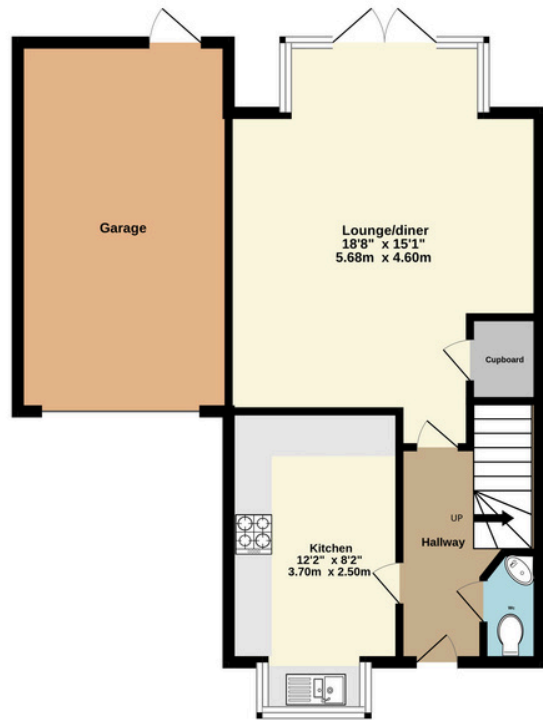
An excellent offering to the market, with an early viewing highly recommended.



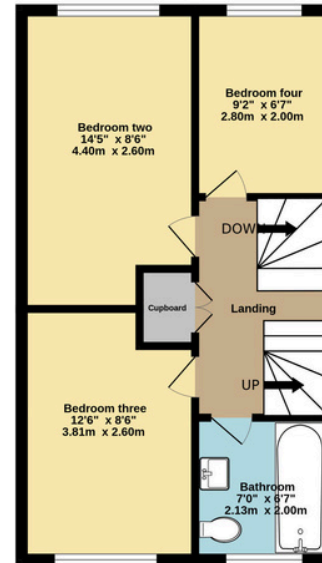




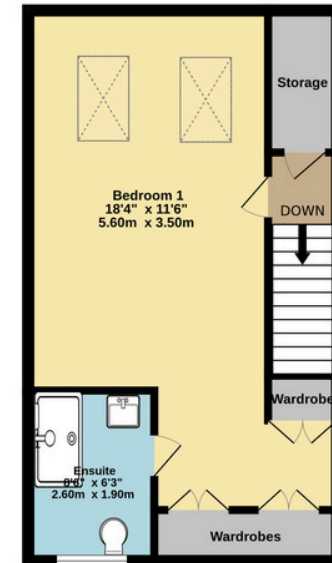
Ground Floor
628 sq.ft. (58.4 sq.m.) approx.



1st Floor
401 sq.ft. (37.3 sq.m.) approx.



2nd Floor
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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