



Lupin Close, Emersons Green Bristol BS16 7GN

welcome to

Lupin Close, Emersons Green Bristol

This well proportioned coach house style property located within this desirable development boasts a full garage/utility space and very well proportioned garden. The well presented property offers two double bedrooms, separate kitchen, lounge, family bathroom and benefits from gorgeous light.

Lupin Close Entrance

The attractive entrance with modern glazed door is offered over the driveway parking to the front aspect.

Front Door And Hallway

A modern glazed door leads inwards to a well presented hallway with wooden laminate flooring. The garage's internal access point is offered here and the staircase complete with carpet leads upwards to the main living space. It must be noted that pleasant natural light is abundant given the rear facing window to hall / landing.

Hall / Landing

Well presented space with windows to the garden aspect. The hallway/landing alongside the auditorium style staircase really highlights the available space as throughout. All further rooms lead away from here.

Kitchen

10' 2" max x 10' 2" max (3.10m max x 3.10m max)
The well proportioned kitchen again benefits from lovely light and here has views to the front aspect. Presented to a high standard with comprehensive wall and base units plus various integrated appliances. Finished with spotlights, modern flooring and contrasting worktops against brilliant white cabinetry.

Living Room

20' 4" max x 10' 8" max (6.20m max x 3.25m max)
Again....a great space and well presented. The sizable living room benefits from dual aspect credentials with windows to the front and rear. Finished with carpet, twin pendants and fitted high level shelving.

Bedroom 1

10' 2" max x 14' 7" max (3.10m max x 4.45m max)
Well proportioned and finished to a high standard. Ample room for additional furniture and again boasts plenty of natural light.

Bedroom 2

10' 2" max x 10' 1" max (3.10m max x 3.07m max)
Another good sized double bedroom presented to the same high standard. Here benefits from long views out over the garden.

Bathroom

5' 11" max x 7' 7" max (1.80m max x 2.31m max)
Well proportioned three-piece bathroom which includes a shower over bath. Complete with modern flooring, extractor, wall tiles and window to the rear aspect,

Garage / Utility

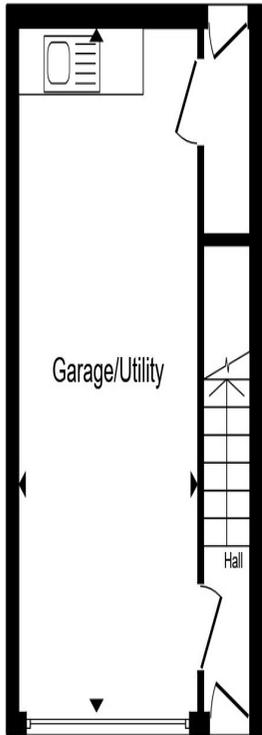
Well proportioned garage with up-and-over doors, power and lighting. The space has been partially converted to offer a convenient and highly useful utility space to the rear side. Further internal access back into the hall and out to the garden.

Garden

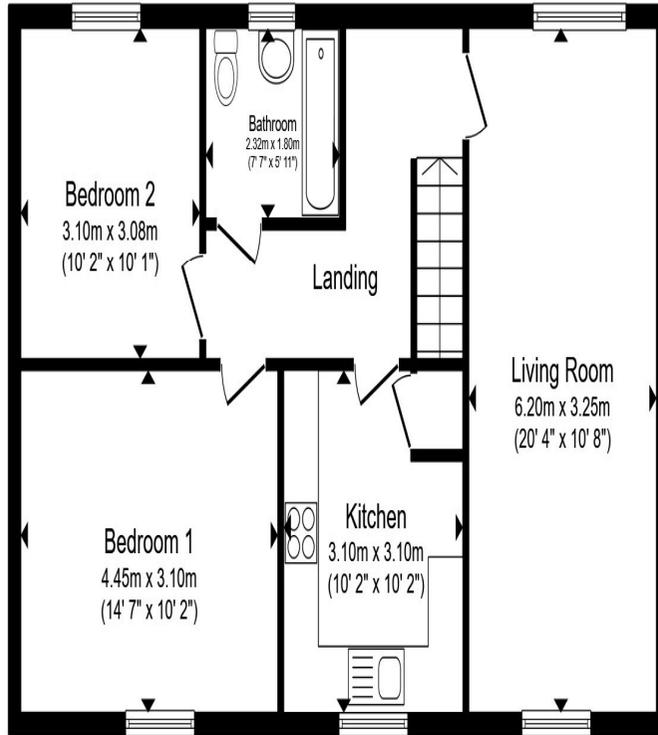
Well proportioned garden to include lawn and paved space to the property side, Access is granted from the ground floor. Further included is a shed and well presented boundary fencing.

Agents Notes

Furniture available by additional negotiation.



Ground Floor



First Floor

Total floor area 93.0 m² (1,001 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



welcome to
Lupin Close,
Emersons Green Bristol

- Stunning Coach House Style Property
- Full Sized Garage with Utility Space on Ground Level
- Private Entrance PLUS Internal Garage Access
- Very Well Proportioned Garden
- Two Double Bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£290,000



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Property Ref:
STG110026 - 0003

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