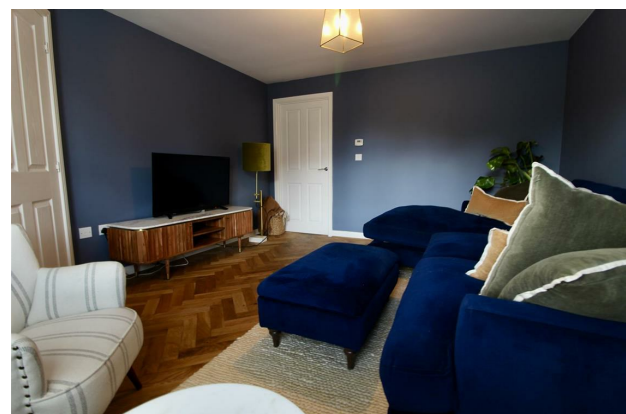


Bellflower Close, Emersons Green, Bristol, BS16 7NA
£385,000



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£385,000

Council Tax Band: D

We are delighted to present this Taylor Wimpey built three bedroom semi detached property in a quiet cul-de-sac in Lyde Green. The accommodation consists of, to the ground floor, an entry hall, lounge, kitchen/diner and cloakroom. Upstairs there are three bedrooms with an en suite to bedroom 1 and a family bathroom. There is a good size rear garden which is enclosed and private and is currently has a landscaped, low maintenance format. There is a garage and further off street parking. This property has an NHBC warranty valid until October 2029.

Well positioned for access to the Avon Ring Road for major commuting routes and for the shops and amenities of Emersons Green and Lyde Green including the David Lloyd Health and Leisure centre. This property would be ideal for first time buyers, a young family, anyone down sizing or as an investment.

Hall

Composite door with frosted glass panel. Tile flooring. Radiator. Stairs to first floor.

Lounge

14'0" x 12'1" (4.27 x 3.69)

uPVC double glazed windows with fitted wooden blinds. Engineered oak wood flooring. Radiator. TV point. Zonal heating control.

Kitchen/Diner

15'6" x 9'5" (4.74 x 2.88)

uPVC double glazed windows with fitted wood blinds and french doors to the rear garden. Wall and floor mounted storage units and lots of work surface space. Gas hob. Twin electric ovens. Integrated fridge, freezer and dishwasher. Stainless steel sink and mixer tap. Stainless steel cooker hood. Tile floor. Recessed spot lights. Radiator.

Cloakroom

6'2" x 3'4" (1.89 x 1.02)

Low level WC. Wall mounted basin. Extractor fan. Radiator. Tile floor.

Bedroom 1

9'9" x 9'3" (2.98 x 2.84)

Master bedroom. uPVC double glazed windows with fitted window blinds. Fitted Wardrobe. Radiator. Zonal heating control.

En Suite

5'10" x 5'6" (1.78 x 1.70)

Frosted uPVC double glazed windows with fitted window blinds. Large shower cubicle. Low level WC. Basin on pedestal. Tile floor. Radiator.

Bedroom 2

10'9" x 8'8" (3.30 x 2.65)

uPVC double glazed windows. Fitted wooden blinds. Radiator.

Bedroom 3

10'9" x 6'7" (3.30 x 2.01)

uPVC double glazed windows with fitted blinds. Radiator. A fitted "cloffice" (closet which opens out as an office/workstation) and a cabin style bed with storage underneath.

Bathroom

7'2" x 5'10" (2.20 x 1.80)

Panel bath with shower over. Basin on pedestal. Low level WC. Ladder style radiator. Extraction fan. Tile floor.

Landing

Loft access hatch.

Garage

20'4" x 10'0" (6.20 x 3.05)

Up and over door and a 20 ft long garage. Power supply to the garage and internal light fitted.

Rear Garden

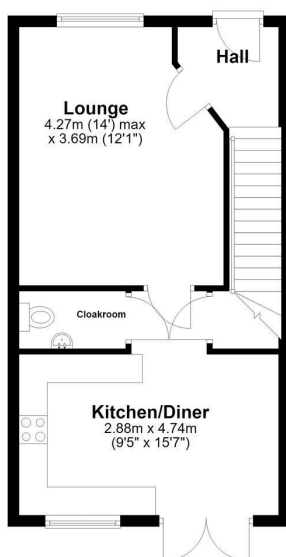
Level garden with porcelain tiles and prepared beds. Outside tap.



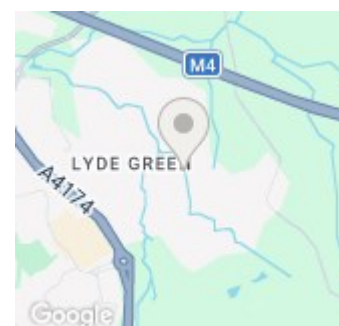
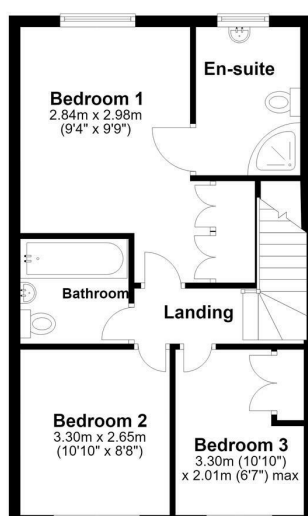




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC