



Connells

Valerian Street
Emersons Green Bristol



Property Description

The development currently has its own Primary school and soon to open Secondary school and has several local parks and a nature reserve. David Lloyd Health Club is a short walk away which offers a fantastic range of Leisure facilities for families. There are excellent transport links with easy access in out of Bristol via The Avon Ring Road and Bristol Cycle Path, Metro Bus service and having The Park and Ride within the development. The neighbouring area of Emersons Green is a short distance away which provides access to a retail shopping centre and several pubs and restaurants.

Entrance Hallway

welcoming entrance hallway leading to:

Open Plan Kitchen Living Area

22' 2" x 12' 2" (6.76m x 3.71m)

Bright, open-plan living, dining and kitchen area, creating a sociable and airy space ideal for modern living. The modern kitchen sits to the front, flowing naturally into the dining and lounge space. At the rear, French doors open onto the garden, bringing in plenty of natural light and offering easy access for outdoor entertaining.

First Floor

leading to bedrooms and family bathroom.

Bedroom Two

12' 2" x 7' 10" (3.71m x 2.39m)

These rooms provide flexibility for children, guests, or a home office.

Bedroom Three

12' 3" x 7' 9" (3.73m x 2.36m)

These rooms provide flexibility for children, guests, or a home office.

Family Bathroom

modern fitted bathroom suite with

contemporary fixtures.

Third Floor

The entire top floor is dedicated to the master bedroom.

Master Bedroom

15' 7" x 12' 3" (4.75m x 3.73m) featuring Velux windows that fill the space with light. Cleverly designed eaves storage provides practical hidden space without compromising comfort.

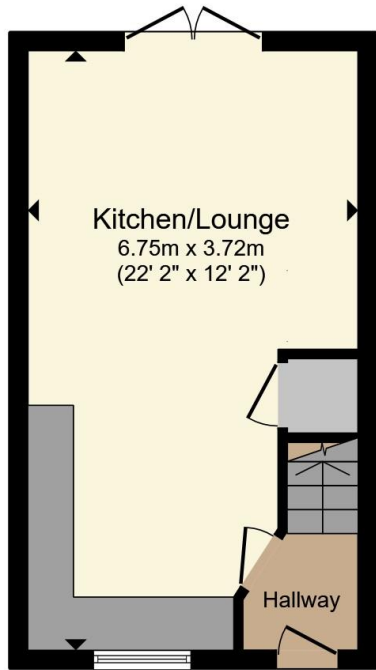
Rear Garden

The private rear garden is perfect for relaxing or entertaining, with direct access from the living area.

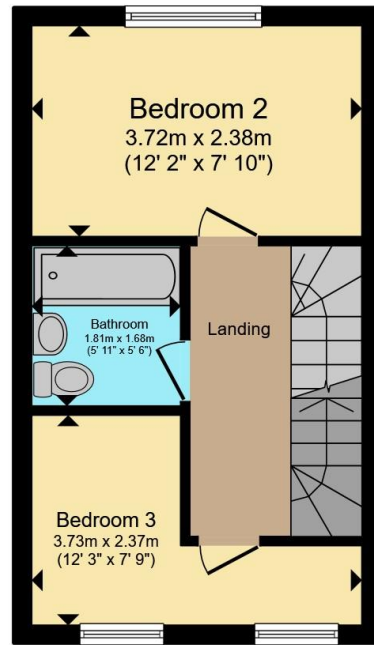
Allocated Parking

to the front of the property.

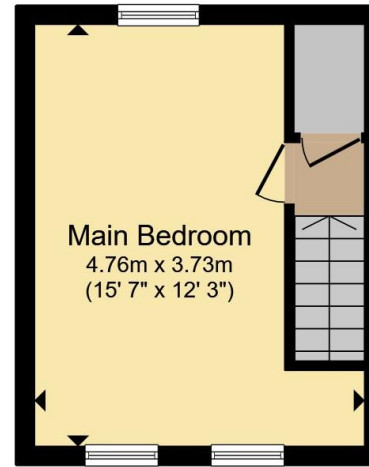




Ground Floor



First Floor



Second Floor

Total floor area 68.0 m² (732 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



To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

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