



**Connells**

Cave Grove  
Emersons Green Bristol



## Property Description

\*\*\* NO ONWARD CHAIN\*\*\*

This property shares a private secluded driveway, nestled in a peaceful residential pocket of Emersons Green. Cave Grove offers an inviting blend of modern design, practical layout, and everyday comfort.

The property is thoughtfully arranged to suit a wide range of lifestyles, with a welcoming entrance hall. The property boasts a contemporary fitted kitchen and provides ample storage & workspace, making it perfect for both relaxed meals and entertaining.

Upstairs, the bedrooms are well-proportioned and versatile, easily accommodating family living, guest space, or a dedicated home office. The bathroom features modern fixtures throughout, complementing the clean, updated feel of the home.

The private rear garden offers a pleasant outdoor retreat, ideal for summer dining, gardening, or simply unwinding at the end of the day. Off-street parking and convenient local amenities add further appeal. Emersons Green is known for its green spaces, community feel, and quick access to Bristol via the A4174 and nearby bus links, making this location particularly desirable for commuters and families alike. It is also within great proximity to local primary schools.

A welcoming, well-located property, Cave Grove represents an excellent opportunity for anyone seeking a comfortable home in one of the area's most sought-after neighbourhoods.

Call Connells today to arrange your viewing!

## Entrance Hallway

Door in from front, doors to cloakroom and living room, fuse box, wood-effect flooring and a radiator.

## Cloakroom

Double glazed obscured window to the front aspect, WC, wash hand basin with tiled splashback and carpeted flooring.

## Lounge

14' 10" x 11' 6" ( 4.52m x 3.51m )

Double glazed window to the front aspect, TV point, wood-effect flooring and a radiator.

## Dining Room

13' x 7' 3" ( 3.96m x 2.21m )

Double glazed French doors to the front aspect, internal door to garage, stairs rising to the first floor, door to kitchen, wood-effect flooring and a modern column radiator.

## Kitchen

13' x 6' 11" ( 3.96m x 2.11m )

Double glazed window and door to rear aspect, a range of wall and base units with worktops over, low-level electric oven, induction hob with extractor over, metro brick style tiling, stainless steel sink and drainer with mixer tap, space for a free-standing

fridge freezer, under stairs storage cupboard, cupboard housing the wall mounted boiler, vinyl flooring and an extractor fan.

### Bedroom One

15' 9" x 8' 10" ( 4.80m x 2.69m )

Double glazed window to the front aspect, built-in wardrobe space, carpeted flooring and a radiator

### Bedroom Two

8' 6" x 5' 9" ( 2.59m x 1.75m )

Double glazed window to the rear aspect, carpeted flooring and radiator.

### Bedroom Three

10' x 8' 3" ( 3.05m x 2.51m )

Double glazed window to the front aspect, carpeted flooring and radiator.

### Bathroom

Double glazed, obscured glass window to the rear aspect, panelled bath with mixer taps and mains shower over, glass shower screen, WC, pedestal wash hand basin, part tiled walls, carpeted flooring, extractor fan and a chrome heated towel rail.

### Outside

Front approach: Driveway leading to garage, pathway to front door, outside light, rain canopy.

Rear Garden: Fully enclosed by way of boundary fencing and shrub borders, mainly laid to lawn, with plum slate edging, patio area, courtesy door to garage and an outside light.

### Garage

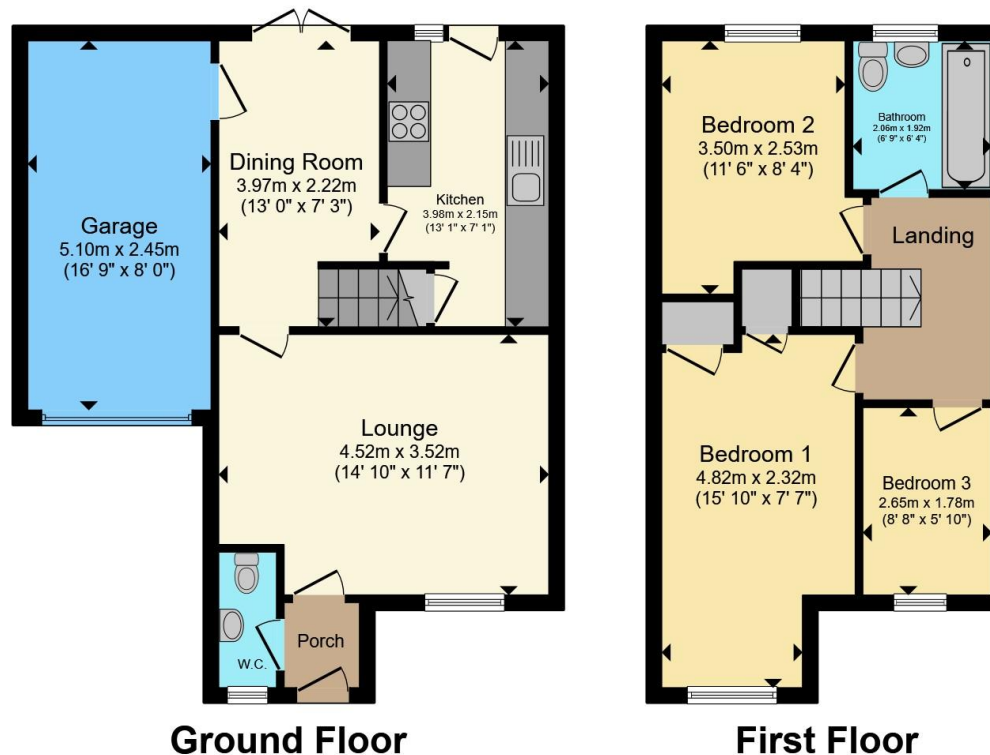
16' 10" x 7' 11" ( 5.13m x 2.41m )

Electric roller door, light and power and courtesy doors to the rear garden and internally to the dining room.









Total floor area 88.0 m<sup>2</sup> (947 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: D

Tenure: Freehold

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Property Ref: EME306883 - 0020