

for sale

£550,000 Freehold



Woodsage Crescent Emersons Green Bristol BS16 7LW

Introducing this charming 4-bedroom detached home, proudly presented by Connells. Featuring an open-plan kitchen/dining space, this property offers a beautiful outlook. Highlights include a low-maintenance garden with artificial grass, ample storage, and an en-suite in the master bedroom.

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- Energy Rating: B
- Four Bedrooms
- En-Suite to the Master Bedroom
- Kitchen Diner
- Utility



Property Details

Lounge 10' 5" x 13' 3" (3.17m x 4.04m)

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

Snug 10' 7" x 9' 9" (3.23m x 2.97m)

Double glazed window to the front aspect, carpeted flooring, under stairs storage cupboard and a radiator.

Kitchen Diner 20' 1" x 9' 5" (6.12m x 2.87m)

Double glazed window to the rear aspect, a modern kitchen with a range of wall and base units with Quartz worktops over, 1 and 1/2 bowl stainless steel sink inset with a mixer tap, integrated fridge freezer, integrated dishwasher, low level electric oven and a gas hob with an extractor over.

The dining area has double glazed French doors which lead out to the garden, wood effect flooring and a radiator.

The Kitchen leads through to the Utility.

Utility 6' 3" x 5' 3" (1.91m x 1.60m)

Units matching the kitchen with under counter space for white goods, cupboard housing the boiler, single stainless steel sink and drainer with a mixer tap, fuse box, door to Cloakroom and a door leading out to the Garden.

Cloakroom

Double glazed obscured window to the side aspect, WC and pedestal wash hand basin.

Landing

Doors leading off to Bedrooms and the Family Bathroom and an airing cupboard.

Family Bathroom 8' 2" x 8' 2" (2.49m x 2.49m)

Double glazed obscured window to the rear aspect, panelled bath with shower over, glass shower screen, pedestal wash hand basin, W.C. part tiled, recessed spotlights, extractor fan and a chrome heated towel rail.

Bedroom One 11' 3" x 10' 9" (3.43m x 3.28m)

Double glazed window to the rear aspect, built-in wardrobes, door to en-suite, carpeted flooring and a radiator.

Bedroom Two 11' 5" x 8' 5" (3.48m x 2.57m)

Double glazed obscured window to the front aspect, built-in wardrobes, carpeted flooring and a radiator.

Bedroom Three 9' 9" x 9' 4" (2.97m x 2.84m)

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

Bedroom Four 8' 3" x 7' 4" (2.51m x 2.24m)

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

Outside

Front Approach

Mature shrubbery providing privacy to the front, pathway to front door, rain canopy, outside light and a driveway leading to the Garage.

Rear Garden

Fully enclosed by way of boundary fencing, large patio area with twin sails for shading which is perfect for entertaining, large area laid to faux lawn, flower and shrub borders, outside light and tap, side gated access and a courtesy door to the Garage.

Garage

Up and over door with power.



To view this property please contact Connells on

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Property Ref: EME307028 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: E

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