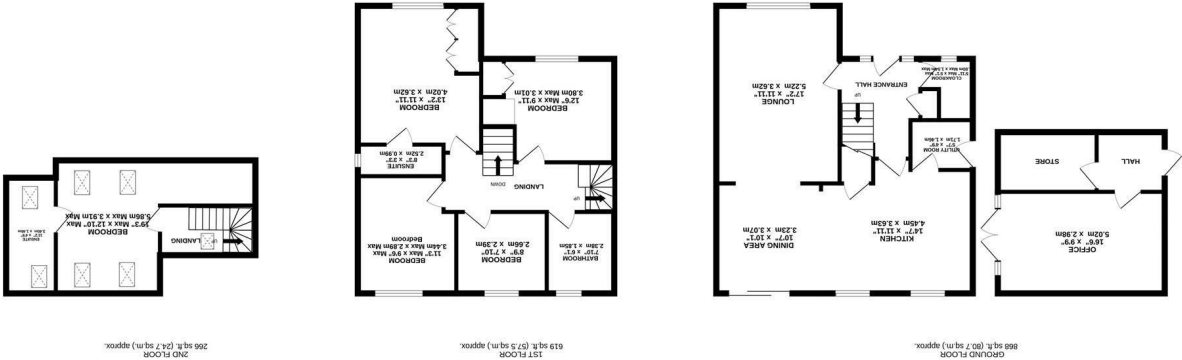


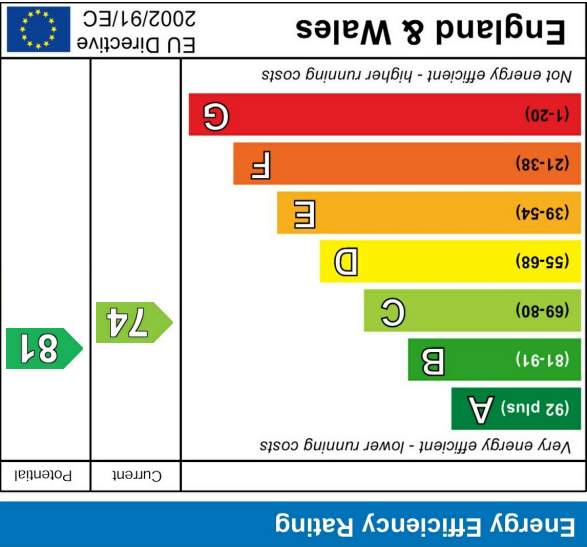
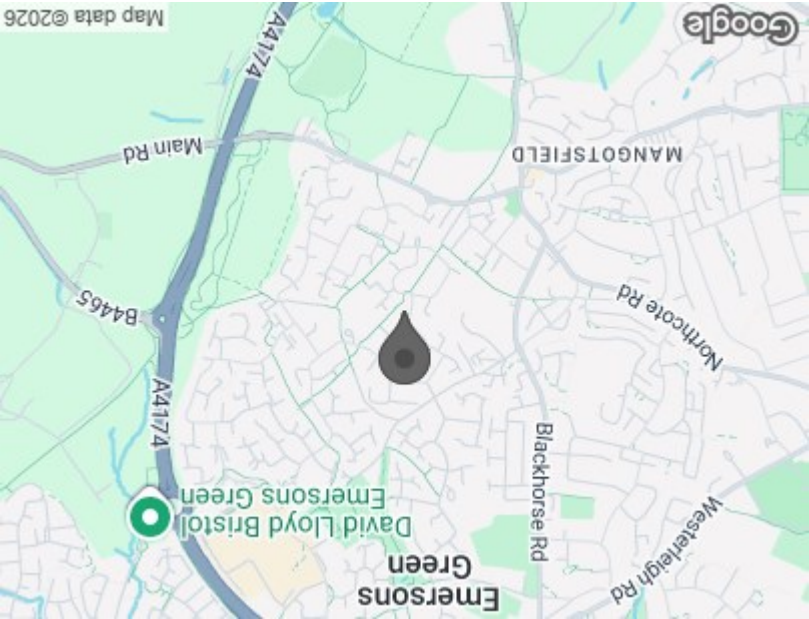


FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EMET LANE
EMERSONS GREEN, BRISTOL, BS16 7BX
£588,000





Ground Floor

Entrance Hall

Lounge

17'2 x 11'11

Dining Area

10'7 x 10'1

Kitchen

17'7 x 11'11

Utility Room

5'7 x 4'9

Cloakroom

5'11 max x 5'1 max

First Floor

Landing

Bedroom

13'2 x 11'11

Ensuite

8'3 x 3'3

Bedroom

12'6 max x 9'11

Bedroom

11'3 max x 9'6 max

Bedroom

8'9 x 7'10

Bathroom

7'10 x 6'1

Second Floor

Landing

Bedroom

19'3 max x 12'10 max

Ensuite

11'2 x 4'9

External

Garden

Drive

Outbuilding

Hall

Store

Office

16'6 x 9'9



This substantial five bedroom detached family home is conveniently positioned close to local schools and amenities. Constructed by Redrow, this executive residence is ideal for a growing family seeking both comfort and style.

Step inside and you're immediately greeted by a welcoming entrance, leading into a home that has been laid out. The ground floor unfolds into a spacious kitchen/dining area to showcase a sleek, contemporary aesthetic. There are full height cupboards, a central island, and integrated appliances include a fridge, freezer, eye level double oven, hob and dishwasher. Patio doors open from the dining area to the garden, seamlessly extending the living space outdoors. A separate utility room complete with space for a washing machine and tumble dryer, provides abundant storage and practicality.

The living room, adjacent to the kitchen, offers a flexible open-plan layout. With the option to create separate rooms as desired this well-proportioned space provides a tranquil retreat. A downstairs WC and handy storage cupboard complete the ground floor.

To the first floor, you'll find four generously sized bedrooms. The principal bedroom features an ensuite shower room and built-in wardrobes, offering a private sanctuary. A well-appointed family bathroom serves the remaining bedrooms on this level.

The second floor reveals a remarkable additional bedroom with its own ensuite shower room. This space is flooded with natural light and offers expansive views of the surrounding area.

The rear garden is a true delight, offering a private and landscaped oasis. Mature plants and shrubs create a charming backdrop, while a well-proportioned decking area provides an inviting space for outdoor entertaining. Externally, a driveway provides ample parking for multiple vehicles. A unique aspect of this home is the garage conversion which has created a versatile area currently utilized as a workspace accessed via a separate side entrance, ensuring privacy and independence.

