



Crocus Road, Emersons Green, Bristol, BS16
 Approximate Area = 836 sq ft / 77.7 sq m
 For identification only - Not to scale

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Like what you see?



22 Crocus Road, Emersons Green, Bristol, BS16 7NZ
Offers In Excess Of £350,000





Council Tax Band: D | Property Tenure: Freehold

Immaculately presented modern three bedroom home! This stunning home, is located on an enviable corner plot within the ever popular development that is Lyde Green. Modern styling blended with generous living accommodation make this home the ideal choice. An impressive garden plus driveway parking all add to this property's appeal. A smart kitchen/dining room with integrated appliances has french doors that lead out to the rear garden, providing excellent space to enjoy those care free days. A dual aspect lounge provides the perfect retreat at the end of the day. A downstairs cloakroom, in addition to the family bathroom plus an en-suite, give convenience and well appointed styling. The property benefits from having a remainder of an NHBC warranty. To the first floor, there are three bedrooms, and if working from home, this can be a versatile bonus. Lyde Green and neighbouring Emersons Green are always popular for those looking for ease of access to commuter links, plus there are retail and leisure parks nearby. There are green spaces galore, as well as transport links by way of bus and cycle paths. We anticipate great interest in this home and recommend arranging your earliest opportunity to view!



Hallway
Door to front with obscured glazed panel, double cupboard currently housing fuse board and space for tumble drier, stairs to first floor, covered radiator.

Cloak Room
W.C., wash hand basin with mixer tap and splash backs, radiator.

Lounge
15' x 10'8 (4.57m x 3.25m)
Double glazed window to front and side aspect, radiator.

Kitchen / Diner
15'5 x 8'10 (4.70m x 2.69m)
Double glazed French doors to side, double glazed window to front and side, fitted kitchen with range of wall and base units with work tops over, stainless steel sink and drainer, cupboard housing boiler, gas hob with extractor over and back stand, electric oven, integrated washing machine, integrated dishwasher, integrated fridge / freezer, radiator.

First Floor Landing
Storage cupboard with slatted shelving, loft access, (loft is fully boarded with pull down ladder)

Bedroom One
10'10 x 10'5 (3.30m x 3.18m)
Double glazed window to front, fitted wardrobes, door to en-suite, radiator.

En-Suite
7'7 x 4'9 (2.31m x 1.45m)
Obscured double glazed window to side aspect, double shower cubicle with tiled walls, wash hand basin with mixer tap, W.C. tiled splash backs, tiled flooring, radiator.

Bedroom Two
11'11 x 8'9 (3.63m x 2.67m)
Double glazed window to side aspect, built-in wardrobes, radiator.

Bedroom Three
8'10 x 8'9 (2.69m x 2.67m)
Double glazed window to side aspect, radiator.

Bathroom
6'11 x 5'7 (2.11m x 1.70m)
Obscured double glazed window to side, low level W.C., wash, hand basin, enclosed bath with mixer taps and shower over, shower screen, tiled splash backs, tiled flooring, radiator.

Front Garden
Paving and steps with railing to front door, laid to lawn, bordered by hedging and borders laid to decorative stone, outside curtesy light.

Rear Garden
Fully enclosed by way of boundary wall and fence panels, mainly laid to lawn, gated access from front, steps leading down to patio area, shed, outside tap, power sockets.

Driveway
Driveway parking for two cars, gated access to rear garden, hedging and railing to either side.



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	

