



- Lounge
- Kitchen/Diner
- Utility
- Downstairs wc
- Three bedrooms with en suite to master
- Gardens
- Parking

29 Burdock Road, Emersons Green, Bristol, BS16 7NR  
£410,000 Freehold

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PROPERTY TYPE House - Detached  
BEDROOMS 3  
RECEPTION ROOMS 1  
BATHROOMS 2  
EPC RATING B  
COUNCIL TAX BAND D



A modern detached family property presented in good decorative order throughout.

The accommodation comprises entrance hall, lounge, fitted kitchen/dining room, utility room and downstairs w.c.

To the first floor are three bedrooms, the master with an en suite shower room and a bathroom.

Outside, are established gardens, to the front and rear and a driveway providing off street parking.

Viewing highly recommended.



## the location

Offering easy to the Avon ring road and M4/M5 motorway network. There are local shopping facilities at Emersons Green and leisure facilities nearby. There are green walks at Lyde Green lake and nearby Pomphrey Hill. Bristol 8.2 miles Bath 12.1 miles

## what the owners will miss

*"It's very quiet where I am on Burdock Road, the bird noises are the only noise in the mornings. I will miss seeing the deers walking past my front window. I love the kitchen at the property I will miss this when I move".*



## just a thought...

Further enhanced by green space to the front and a new local school, nearing completion, this could make an ideal home for growing families.