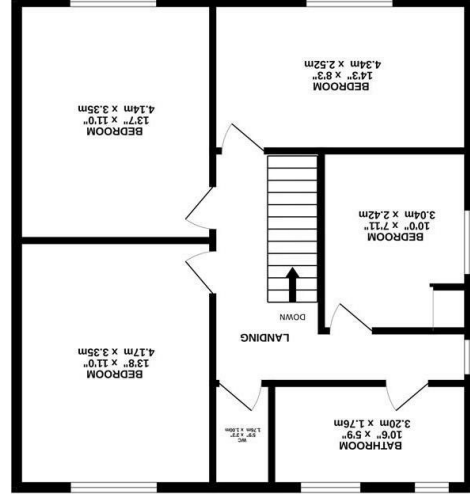
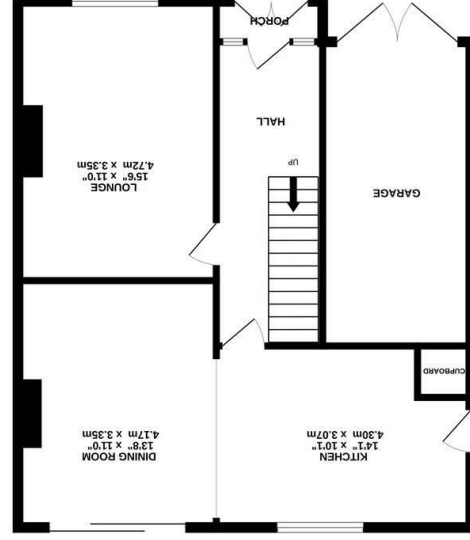




FLOOR PLAN

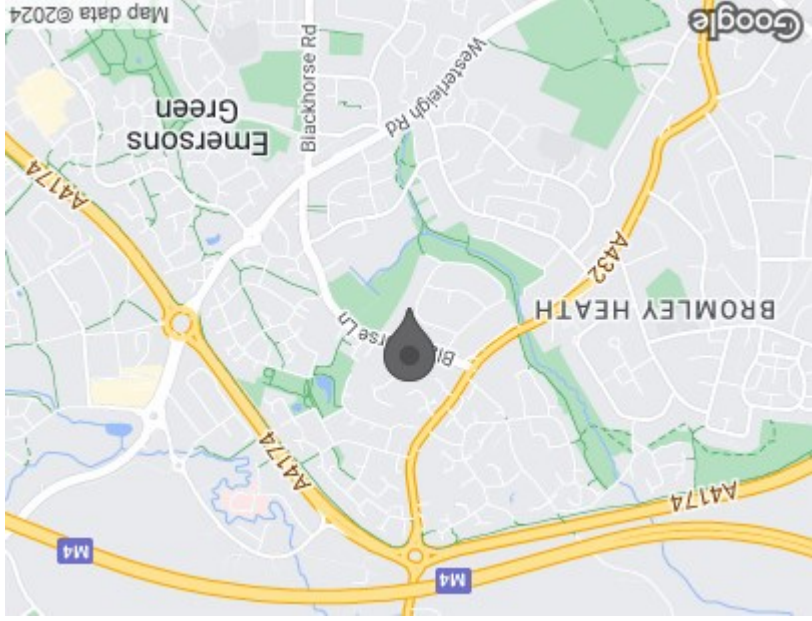


TOTAL FLOOR AREA: 1381 sq.ft. (128.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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



Energy Efficiency Rating	
Potential	84
Current	72
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(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	



LEAP VALLEY CRESCENT
DOWNEND, BRISTOL, BS16 6TQ
ASKING PRICE £510,000





GROUND FLOOR

Porch

Hall

Lounge
15'6 x 11'

Dining Area
13'8 x 11

Kitchen
14'1 x 10'1

Rear Porch

Garage

FIRST FLOOR

Landing

Bedroom
13'8 x 11'

Bedroom
13'7 x 11'

Bedroom
14'3 x 8'3

Bedroom
10' x 7'11

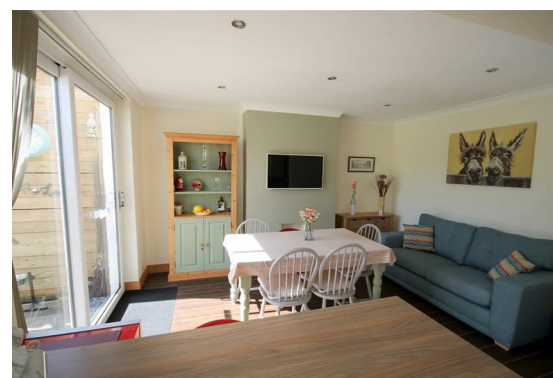
Bathroom
10'6 x 5'9

WC

OUTSIDE

Rear Garden

Drive



M.Coleman Estate Agents are delighted to offer for sale this fabulous four-bedroom semi-detached property.

The entrance porch leads to a spacious hallway that gives an immediate impression of the space that continues throughout. Positioned to the front of the property is a charming lounge whilst extending across the rear of the property is the open plan kitchen dining room.

Thoughtfully designed and following simple clean lines the kitchen has a range of wall and base units offering copious storage. Finished with cream high gloss doors and brushed steel handles, the contemporary feel is further enhanced by squared edged wood effect worktops and metro tiled splashbacks. Integrated appliances include an induction hob, double oven, extractor and dishwasher plus space for an American style fridge freezer. The dining area has patio doors opening onto the garden and there is also a door leading from the kitchen to a side porch which offers access to both the front and rear gardens plus a cupboard with space and plumbing for a washing machine and tumble dryer.

The first-floor accommodation benefits from a spacious landing leading to four lovely bedrooms, three are well proportioned doubles; the fourth is being used by the current owners as a study. The sleek family bathroom is fully tiled and has a modern white four piece suite including a separate mains plumbed shower cubicle. A rainfall style shower head adds a luxurious touch whilst two obscured double-glazed windows flood the room with light. There is also a separate cloakroom accessed from the landing which completes the accommodation on this floor.

The rear garden is certainly one of this property's key assets, large enough for even the most energetic of children it is predominantly laid to lawn with two seating areas. There is also a large storage shed which benefits from power and lighting. To the front is a block-work drive offering off road parking for several vehicles and access to the integral single garage.

