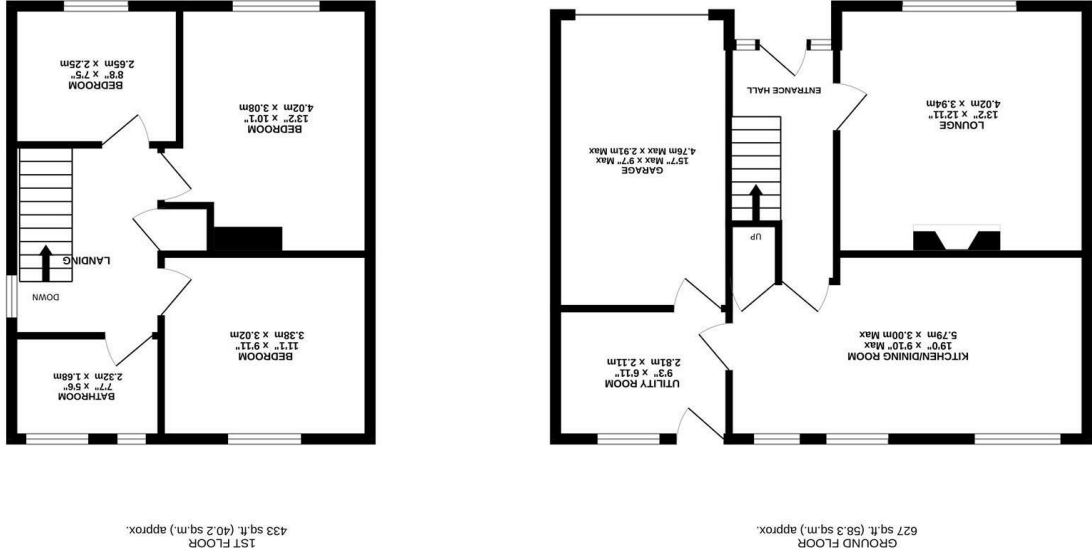




FLOOR PLAN



TOTAL FLOOR AREA: 106.6 sq.ft. (98.5 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and fixtures have the approximate and no guarantee 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.

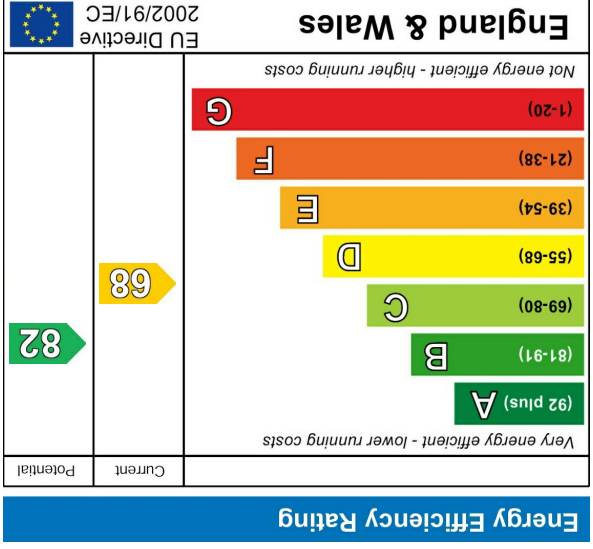
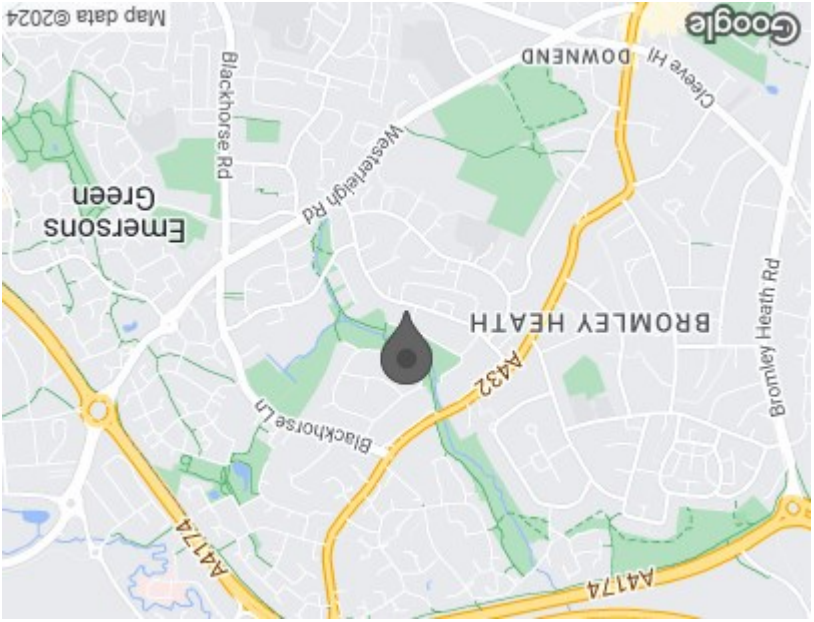
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AREA MAP





WESTBOURNE ROAD
DOWNEND, BRISTOL, BS16 6RY

£375,000





GROUND FLOOR

Hall

Lounge
13'2 x 12'11

Kitchen Dining Room
19'0 x 9'10 max

Utility
9'3 x 6'11

Garage/Store
15'7 max x 9'7 max

FIRST FLOOR

Landing

Bedroom One
13'2 x 10'1

Bedroom Two
11'1 x 9'11

Bedroom Three
8'8 x 7'5

Bathroom
7'7 x 5'6

EXTERNAL

Rear Garden

Workshop

Front Garden

Drive

M Coleman Estate Agents are delighted to offer For Sale this stunning three bedroom semi-detached home occupying an attractive plot.

As soon as one enters, the welcoming entrance hall gives an immediate impression of the quality of presentation that continues throughout; wood effect flooring extends into the lounge and lends a charming flow. The lounge has a well-proportioned double glazed window and a sleek multi-fuel burner set flush into the chimney breast creating a warm and homely feel.

The striking kitchen dining room is positioned to the rear of the property, two double glazed windows overlook the garden and flood the room with natural light. Thoughtfully designed to follow simple clean lines the kitchen has a range of wall and base units offering a good amount of storage finished by Oak worktops, shaker style doors and brushed steel handles. Integrated appliances include an oven, combination microwave oven, electric hob, extractor, fridge/freezer and space for a dishwasher; there is also a door to a handy understairs storage cupboard. The utility room has additional storage, sink plus space for a washing machine and tumble dryer; further doors lead to the garden and garage which has been partitioned to the front and insulated whilst retaining the garage door. On the first floor are three bedrooms, two of which are doubles in size; bedroom three is currently being used as a dressing room. The modern family bathroom has a contemporary white three piece suite with a mains plumbed shower over the spa bath.

The tiered rear garden is fully enclosed, a decked terrace extends across the width of the plot and offers wonderful green views. Steps lead down to an area laid to lawn bounded by mature planting; there is a secluded patio area at the bottom of the garden where there is also a workshop with power and lighting which could also suit a multitude of purposes. To the front is a gated drive offering off road parking and a level lawn.

