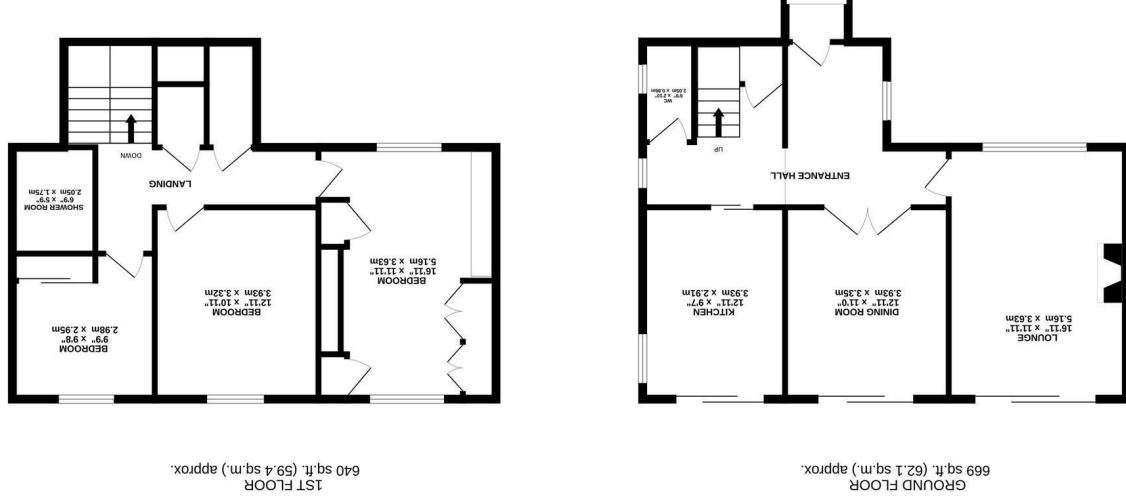


## FLOOR PLAN

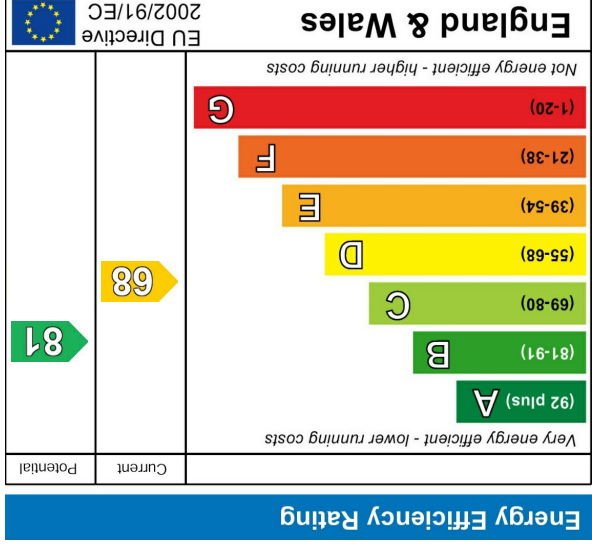
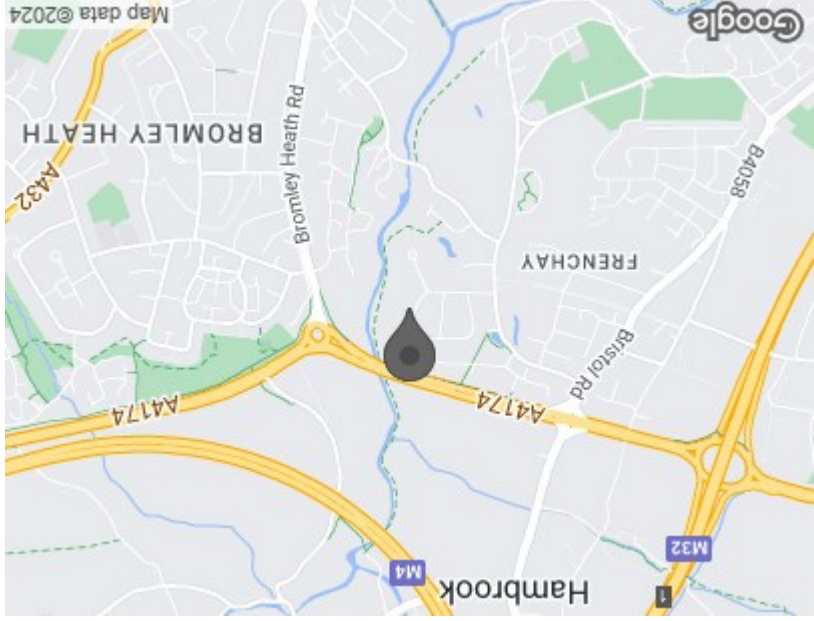


While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, agents 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





**PARK CRESCENT**  
**FRENCHAY, BRISTOL, BS16 1NZ**  
**£700,000**





**Ground Floor**

**Entrance Hall**

**Lounge**

16'11" x 11'10"

**Dining Room**

12'10" x 10'11"

**Kitchen**

12'10" x 9'6"

**Cloakroom**

6'8" x 5'8"

**First Floor**

**Landing**

**Bedroom One**

16'11" x 11'10"

**Bedroom Two**

12'10" x 10'10"

**Bedroom Three**

9'9" x 9'8"

**Shower Room**

6'8" x 5'8"

**Outside**

**Front Garden**

**Rear Garden**

**Garage**



## NO ONWARD CHAIN

M.Coleman Estate Agents have the pleasure of bringing to the market this charming property constructed of dressed Bath Stone and occupying a prime position in the sought after Riverwood Development with an enviable back drop of the Frome Valley Conservation area.

The attractive entrance door leads to a spacious hallway which gives access to a cloakroom, two reception rooms and kitchen plus stairs rising to the first floor with half landing.

There is a light & airy dual aspect sitting room with windows to the front elevations and patio doors to the rear. A feature fireplace with decorative surround and electric fire lends a warm and homely atmosphere. Double doors give access to the dining room from the hall again with patio doors to the garden.

The kitchen offers a range of solid wood wall and base units with rolled edge worktops, porcelain sink and tiled splash backs. There is space for an electric cooker, washing machine, dishwasher and fridge freezer. Patio doors lead to the garden and windows look out to the side.

The first floor accommodation offers three double bedrooms all with large picture windows to the rear appreciating the remarkable woodland outlook. The fully tiled family shower room has a modern shower enclosure following the removal of a bath with glass screen and electric shower.

Externally the South East facing rear garden has been exceptionally well maintained and offers a shaped lawn and established tree and shrub borders offering changing colours throughout the seasons. A patio extends the width of the house, the perfect space to enjoy during the summer months. Beyond the lawn, the garden continues down into the woodland area with an additional seating area.

The front is edged by a dwarf wall with driveway creating off road parking and giving access to the detached single garage with electric door; there is a shaped lawn with tree and shrub borders plus a path to the front door.

