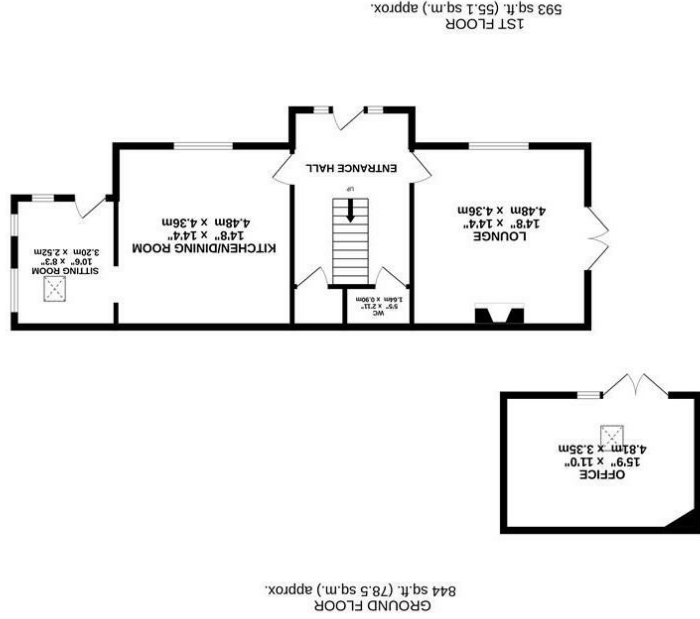
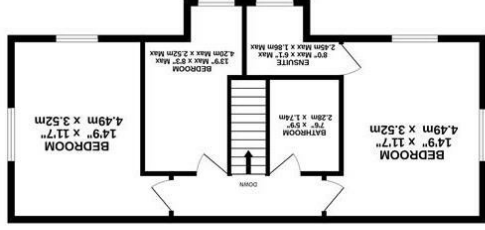


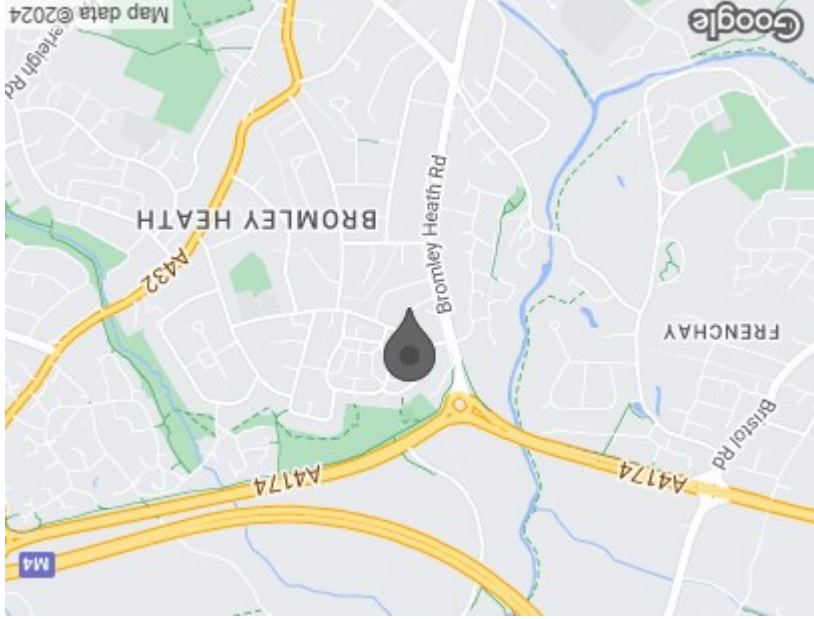
FLOOR PLAN



Measurements are taken to ensure the accuracy of the figures contained here. Measurements of doors, windows, corridors and any other items are approximate and are responsibility is taken for any discrepancy or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and guaranteed as to their operability or efficiency can be given.
 Made with Housify 2024



AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

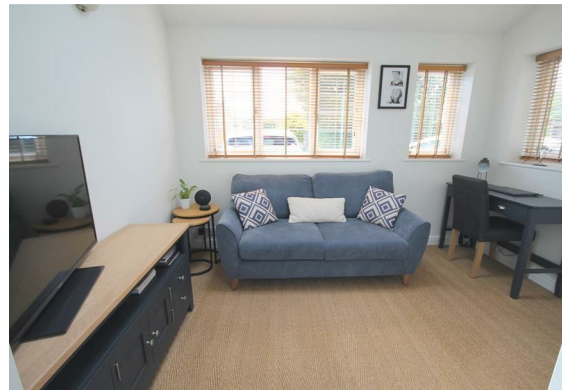
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| Energy Efficiency Rating | | England & Wales | |
|--------------------------|---------------------------------------------|-----------------|-------------------------|
| Potential | Very energy efficient - lower running costs | (92 plus) A | EU Directive 2002/91/EC |
| | (81-91) B | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | Not energy efficient - higher running costs | | |
| Current | 72 | | |
| Potential | 83 | | |



BROMLEY HEATH ROAD
DOWNEND, BRISTOL, BS16 6JJ
ASKING PRICE £575,000





GROUND FLOOR

Entrance Hall

Lounge
14'8 x 14'4

Kitchen/Dining Room
14'8 x 14'4

Sitting Room
10'6 x 8'3

WC
5'5 x 2'11

FIRST FLOOR

Landing

Bedroom One
14'9 x 11'7

Ensuite Shower Room
8'0 max x 6'1 max

Bedroom Two
14'9 x 11'7

Bedroom Three
13'9 max x 8'3 max

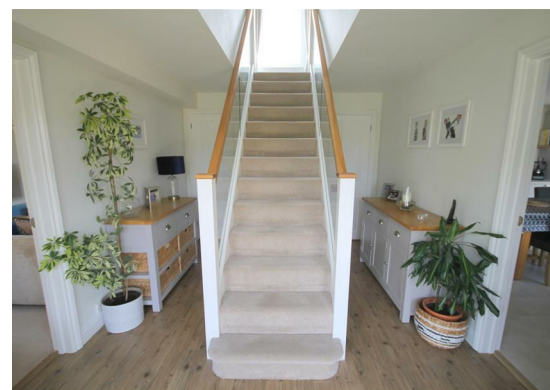
Family Bathroom
7'6 x 5'9

EXTERNAL

Gardens

Garden Room/Office

Drive



If you are a discerning buyer looking for a stunning family home, look no further. M.Coleman Estate Agents are delighted to offer for sale this striking three bedroom detached property.

Situated in a secluded position away from the main road and with rooms of generous proportions, the quality of this home is apparent as soon as one enters the impressive entrance hall. The accommodation comprises a lounge boasting a dual aspect with windows to the front elevation and French doors to the side, a contemporary wood burner effect gas fire set into the chimney breast lends a warm and homely feel that extends throughout.

Following simple clean lines the superbly fitted kitchen has a range of wall and base units finished with elegant Shaker style doors in a delicate grey colour; brushed steel handles and slim Marble effect worktops enhance the contemporary feel. Integrated appliances include a washing machine, dishwasher, microwave and extractor; there is space for a range style cooker and fridge freezer. An opening leads from the kitchen dining room to another reception room with a multitude of potential uses depending on need. The ground floor is completed by a cloakroom accessed from the hall.

You will be pleasantly surprised at the size of the first floor accommodation. There are three well-proportioned double bedrooms, the larger two benefitting a dual aspect with the master boasting an en-suite shower room. The family bathroom is partially tiled and has a sleek white three piece suite with a mains plumbed shower over the bath.

Externally the impressive garden comprises a well-tended level lawn enveloped by thoughtfully stocked borders. There are a variety of seating areas with accent lighting to enjoy at varying times throughout the day. A charming path leads to a secluded decking area with a workshop and fabulous garden room used by the current owner as an office. There is a drive laid to Cotswold stone chippings, offering off road parking for two vehicles.

