



**BLACKHORSE LANE**  
**DOWNEND, BRISTOL, BS16 6TT**  
**ASKING PRICE £525,000**



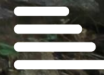
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## GROUND FLOOR

### Entrance Hall

**Lounge**  
23'1 x 12'0

**Dining Room**  
15'0 x 7'9

**Kitchen/Breakfast Room**  
18'0 x 8'7

**Utility/WC**  
6'10 x 5'7

## FIRST FLOOR

### Landing

**Bedroom One**  
12'5 x 11'5

**Ensuite**  
7'4 x 4'10

**Bedroom Two**  
12'5 x 12'1

**Bedroom Three**  
12'0 x 7'5

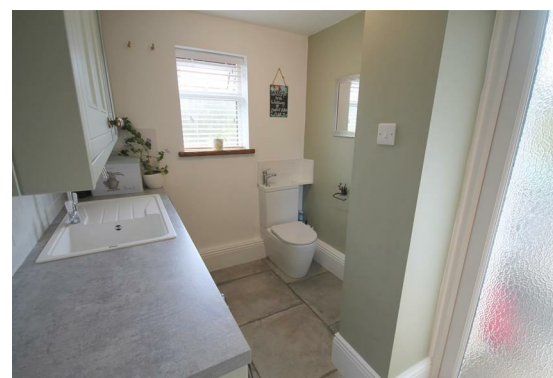
**Bathroom**  
12'9 x 7'4 max

## OUTSIDE

**Front Garden**

**Rear Garden**

**Off Road Parking**



M Coleman Estate Agents are delighted to bring to the market this delightful detached three bedroom property occupying an enviable position in an ever popular location.

The spacious and adaptable accommodation is laid out over two levels and comprises on the ground floor, a bright entrance hallway which features a unique port hole style window. A light and airy lounge boasts dual aspects with a large picture window at the front and patio doors to the rear leading out to the garden.

The stunning kitchen/breakfast room provides ample storage and workspace with a range of wall and base units. Integrated appliances include an eye level double oven, combination microwave, induction hob, extractor and dishwasher. Reached from the kitchen is a utility room with WC, space for a washing machine and tumble dryer plus access to the garden.

Completing the accommodation on this floor, accessed from the hallway, is a second reception room currently being used as a dining room.

Arranged around an impressive galleried landing the first floor has three bedrooms, two being well proportioned doubles; the master bedroom benefits from an en-suite shower room. With two double glazed windows to the rear elevation flooding the space with natural light the family bathroom has a white four piece suite including a corner bath and walk in shower.

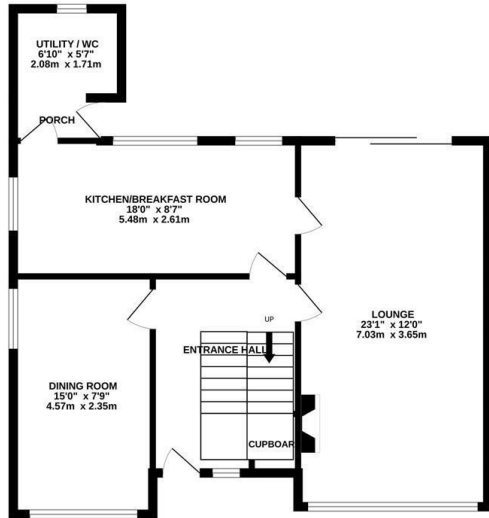
The private and secluded South facing rear garden boasts a flagstone patio and level lawn, perfect for relaxing and entertaining outdoors. The gated front includes a driveway with ample off-road parking and a landscaped lawn with flower beds.

This property offers excellent access to the Avon Ring Road, M32, M4, and M5 motorways, ideal for commuters. Downend High Street and the Emersons Green shopping centre are close by, providing all necessary amenities.

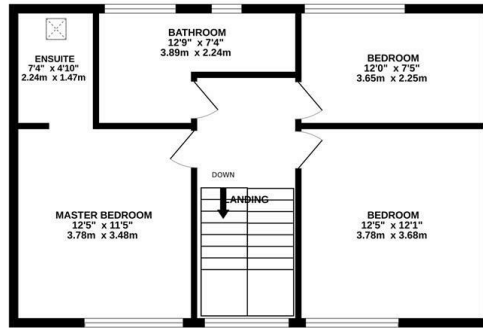


# FLOOR PLAN

**GROUND FLOOR**  
725 sq.ft. (67.3 sq.m.) approx.



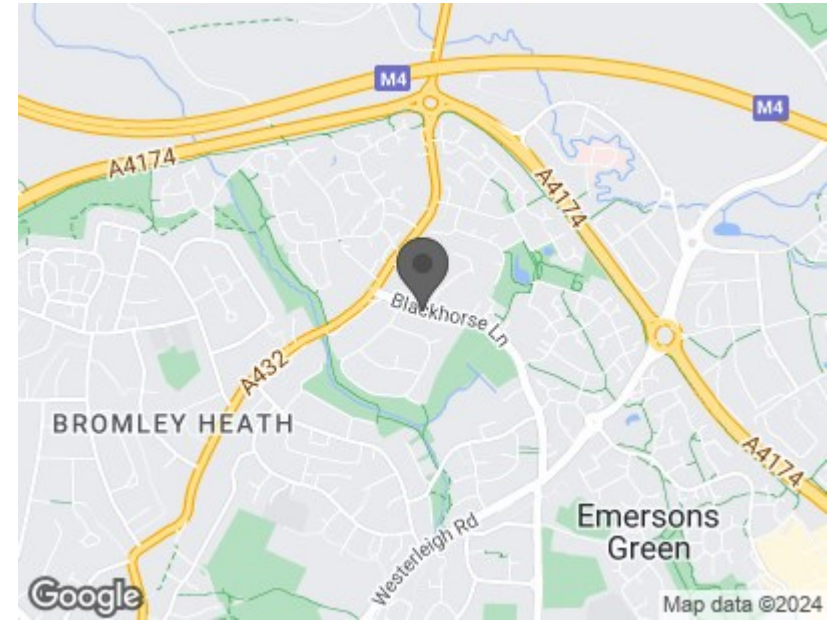
**1ST FLOOR**  
593 sq.ft. (55.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1318 sq.ft. (122.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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