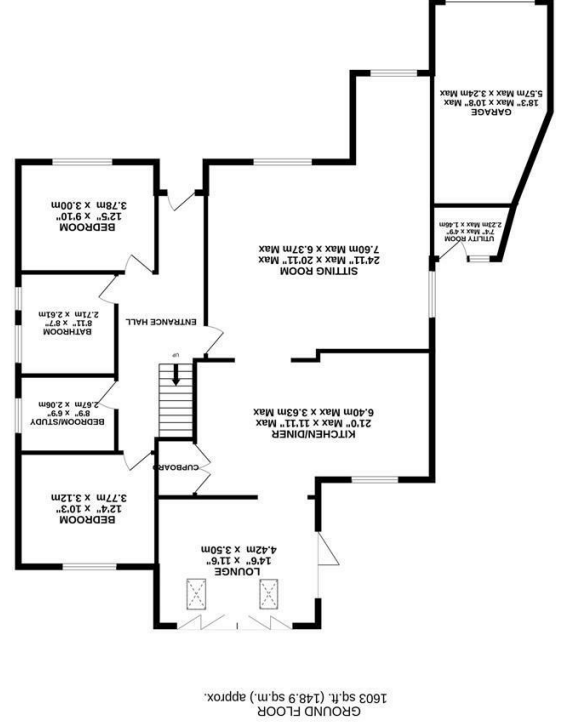
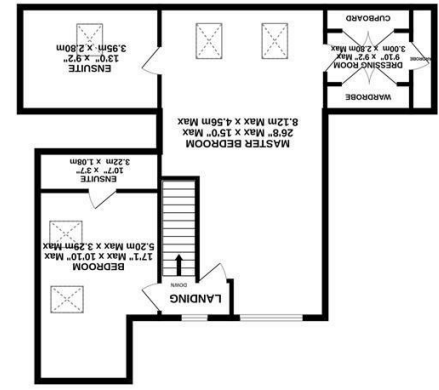




FLOOR PLAN



GROUND FLOOR
1603 sq.ft. (148.9 sq.m.) approx.

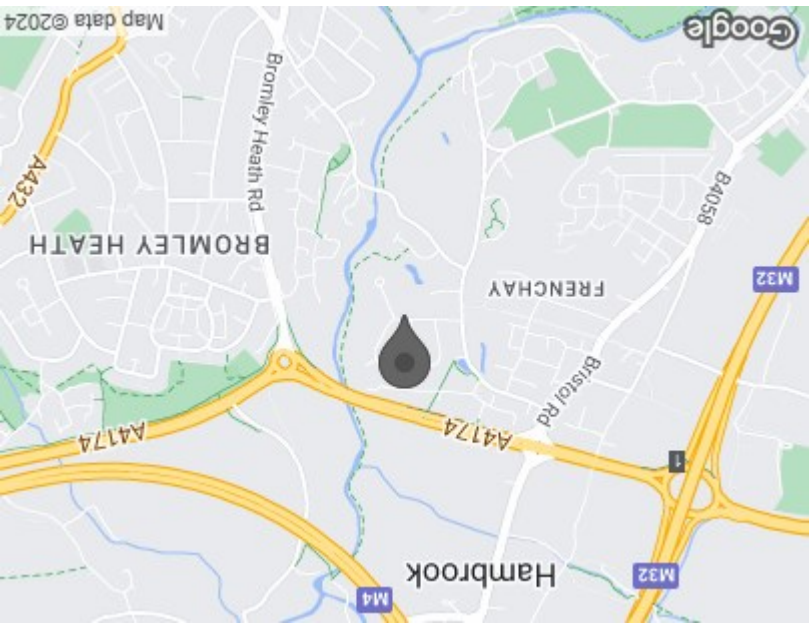


1ST FLOOR
833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and other items are approximate and no responsibility is taken for any error 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 is made with Metropack ©2024.

TOTAL FLOOR AREA : 2435 sq.ft. (226.2 sq.m.) approx.

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



RIVERWOOD ROAD
FRENCHAY, BRISTOL, BS16 1NX

£950,000





Ground Floor

Hall

Sitting Room

24'11 max x 20'11 max

Kitchen/Diner

21'0 max x 11'11 max

Lounge

14'6 x 11'6

Bedroom 3

12'4 x 10'3

Bedroom 4

12'5 x 9'10

Bedroom 5/Study

8'9 x 6'9

Bathroom

8'11 x 8'7

Utility Room

7'4 max x 4'9

First Floor

Landing

Bedroom One

26'8 max x 15'0 max

Ensuite

13'0 x 9'2

Dressing Room

9'10 x 9'2

Bedroom Two

17'1 max x 10'10 max

Ensuite

10'7 x 3'7

External

Garden

Off Road Parking

Garage

18'3 max x 10'8 max

M Coleman Estate Agents are delighted to be able to offer to the market this beautifully presented and extended family home in the sought after Frenchay location.

On entering the property the hallway gives an immediate sense of the space offered by this fabulous property. Solid oak flooring extends throughout the majority of the ground floor accommodation providing access to the sitting room, three bedrooms one of which is currently being used as a study, the family bathroom and stairs to the first floor.

The capacious sitting room has double glazed windows to front and side elevations which leads through a squared arch to the open plan kitchen/dining room.

The superb kitchen with its delightful clean lines and concealed handles, high gloss white units and dark granite worktops offers a contemporary feel. Integrated appliances include a gas hob, dishwasher, microwave, oven and fridge freezer.

The lounge is accessed from the dining room where Bi-fold doors extend across the width of the rear and side elevations.

The doors provide a light and airy feel and open onto a wonderful patio area; an ideal area to entertain friends in the summer months.

The first floor accommodation consists of two bedrooms, the master benefits from a double glazed window with an attractive view over the garden, an en-suite bathroom and dressing room. The second double bedroom on this floor also benefits from an en-suite shower room.

The rear garden consists of a flagged patio leading down to a private lawned area which is flanked by mature hedges on either side. The outside space to the front has a blockwork driveway, garage and a well-tended level lawn.

The property offers an enviable position just on the edge of the city limits but adjacent to beautiful countryside.

