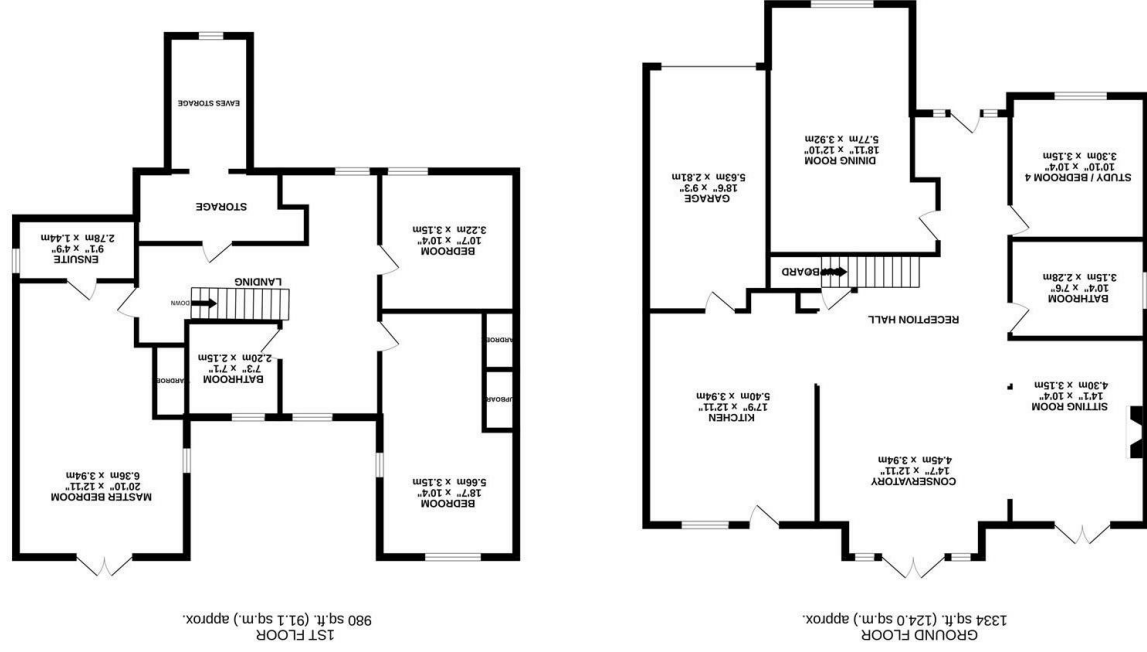




**FLOOR PLAN**



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items have the accuracy of the floorplan contained here, measurements of rooms or measurements. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

TOTAL FLOOR AREA: 2315 sq.ft. (215.0 sq.m.) approx.

**AREA MAP**



Energy Efficiency Rating		England & Wales	
Potential	Current	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B	
Current	61	(69-80) C	(55-68) D
		(39-54) E	(21-38) F
Potential	70	(1-20) G	Not energy efficient - higher running costs
		EU Directive 2002/91/EC	

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 employment has the authority to make or give any representation or warranty in respect of the property.





# GROVE BANK

FRENCHAY, BRISTOL, BS16 1NY

**£950,000**



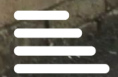
4



3



2



D





## Ground Floor

### Entrance Hall

### Sitting Room

14'1 x 10'4

### Kitchen

17'9 x 12'11

### Conservatory

14'7 x 12'11

### Dining Room

18'11 x 12'10

### Study / Bedroom Four

10'10 x 10'4

### Bathroom

10'4 x 7'6

### Garage

18'6 x 9'3

## First Floor

### Landing

### Master Bedroom

20'10 x 12'11

### En-suite Shower Room

9'1 x 4'9

### Bedroom Two

18'7 x 10'4

### Bedroom Three

10'7 x 10'4

### Bathroom

7'3 x 7'1

### Storage

### External

### Rear Garden

### Off Road Parking





M.Coleman Estate Agents are thrilled to be offering this simply stunning home.

Constructed of dressed Bath Stone elevations under a pitched tiled roof it is situated in a cul-de-sac location on the sought after Riverwood Development offering commanding views from many of the rooms at the rear towards the River Frome.

There are not enough superlatives to describe this property that has been lovingly maintained to the most exacting standards, ideal for contemporary living and yet creating a unique style and character.

The beautiful open plan design has been adapted to provide on the ground floor a large family living space combining a sitting area, dining area and superb kitchen. Fabulous bi-folding doors flood the space with natural light and lead straight to the garden. There is also a formal dining room, ground floor study/4th bedroom and a fully tiled four piece bathroom with the same quality fixtures and fittings.

Accessed from a spacious landing via an Oak staircase with glass balustrade, the first floor accommodation comprises a master bedroom with en-suite shower room, two further bedrooms and family bathroom.

Externally the low maintenance rear garden offers an oasis of peace and calm. There is a sleek patio, composite decked terrace and artificial lawn all complemented with the addition of raised beds and accent lighting. To the front is a resin bound drive offering off road parking for several vehicles as well as access to the garage.

Nothing has been spared in the thought, design, quality and creation of this superb family home and furthermore not only does the house deserve an internal viewing to appreciate the versatility of the space but benefits from an enviable position just on the edge of the city limits but adjacent to beautiful countryside. The motorway network is but a short distance away with Parkway Railway Station less than 4 miles distant with direct line to London Paddington.

