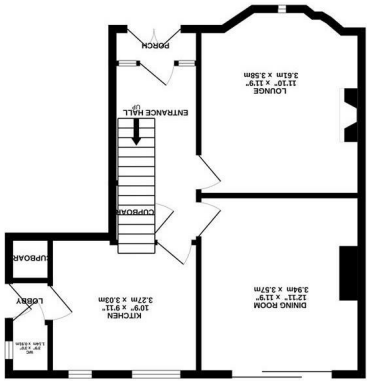


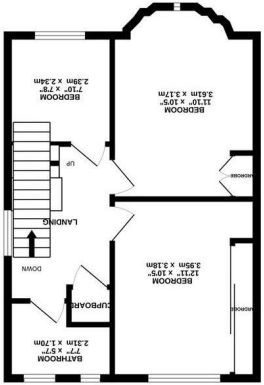


While every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropix ©2025

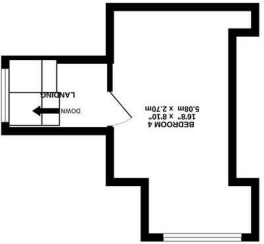
TOTAL FLOOR AREA: 1164 sq.ft. (108.2 sq.m.) approx.



521 sq.ft. (48.4 sq.m.) approx.



457 sq.ft. (42.5 sq.m.) approx.

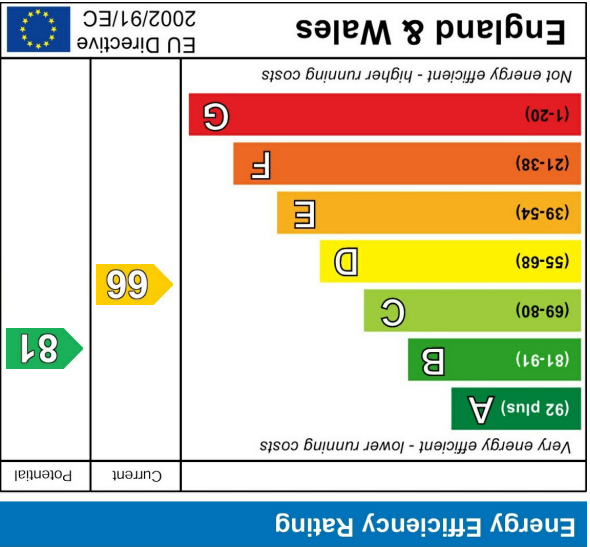


188 sq.ft. (17.3 sq.m.) approx.

FLOOR PLAN

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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.



AREA MAP





**WOODSIDE ROAD**

**DOWNEND, BRISTOL, BS16 2SN**

**ASKING PRICE £500,000**



4



1



2



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**GROUND FLOOR**

**Entrance Porch**

**Entrance Hall**

**Sitting Room**

11'10 x 11'9

**Kitchen**

10'11 x 9'11

**Dining Area**

12'11 x 11'11

**Rear Lobby**

**Ground Floor WC**

3'9 x 3'0

**FIRST FLOOR**

**Landing**

**Bedroom**

12'11 x 10'5

**Bedroom**

11'10 x 10'5

**Bedroom**

7'10 x 7'8

**Bathroom**

**SECOND FLOOR**

**Landing**

**Bedroom Four**

16'8 x 8'10

**EXTERNAL**

**Front Garden**

**Rear Garden**

**Garage**



M Coleman are delighted to bring to the market an attractive bay fronted four bedroom semi-detached home situated in the popular Cleeve Wood area.

Boasting rooms of generous proportions the ground floor offers accommodation ideal for the growing family and consists of a welcoming hallway with original parquet flooring that extends through to the dining room. The lounge has a double glazed rounded bay window to the front elevation and a feature fireplace. To the rear of the property is an open plan Kitchen/Dining Room that has been opened up by the current owners to meet the needs of many families today. The kitchen has a range of wall and base units with wooden doors; there is space for a freestanding Rangemaster style cooker, tall fridge/freezer and plumbing for a dishwasher and washing machine. To the side of the kitchen are two doors; one to a handy pantry style cupboard, the other leading to a rear lobby which gives access to the garden and a cloakroom. Windows look out to the rear and patio doors from the dining area give access to the garden.

You will be pleasantly surprised at the size of the first floor accommodation; there are three bedrooms two of which are well proportioned doubles, the front bedroom benefits a rounded bay window. The family bathroom has a white three piece suite with a mains plumbed shower over the bath plus two obscured glazed windows to the rear elevation flooding the room with light.

Designed to maximise natural light and to create as much space as possible the second floor accommodation has a well proportioned fourth bedroom with the added benefit of eaves storage accessed from the landing.

Externally the rear garden is bounded by mature shrub borders and is predominantly laid to lawn with two paved patio areas, one adjacent to the dining room and the second to the rear of the garden capturing the late afternoon and evening sun. To the front is a concrete drive which offers off road parking and access to the garage.

