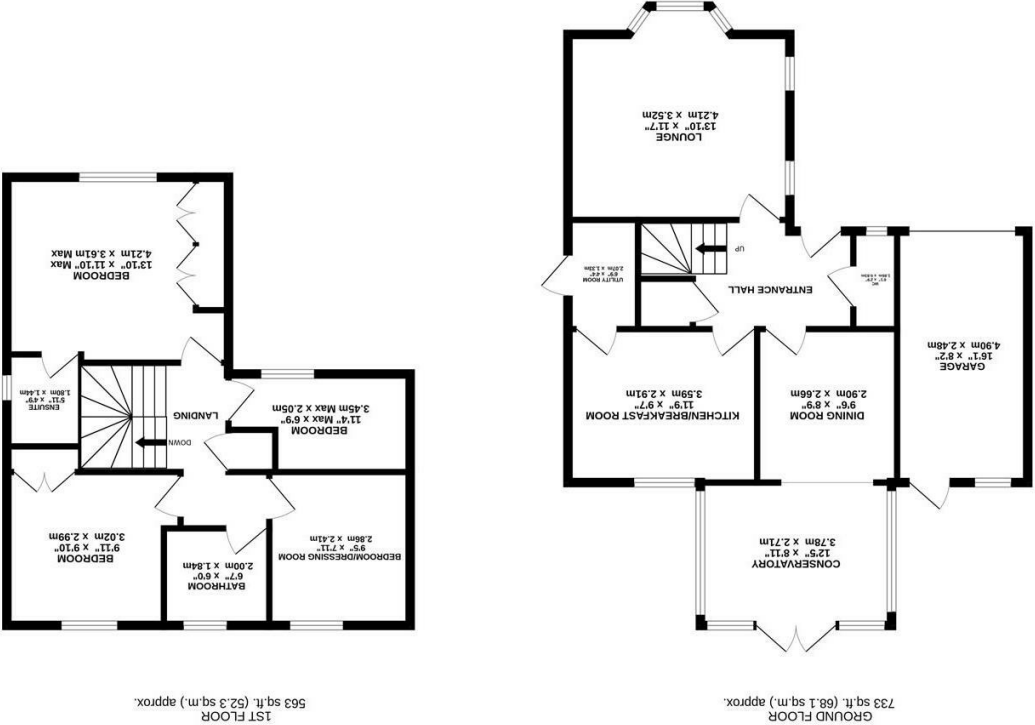


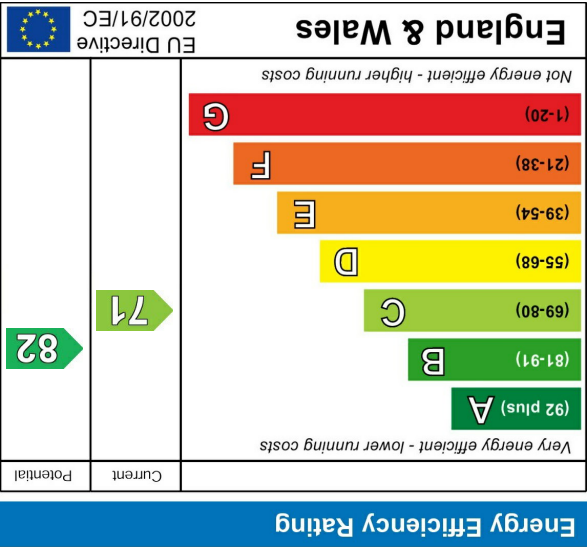
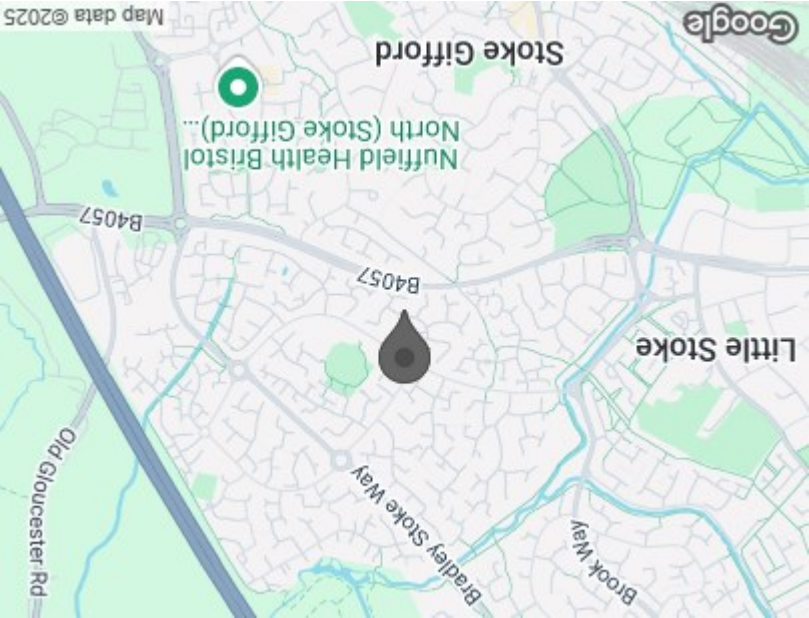


FLOOR PLAN



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

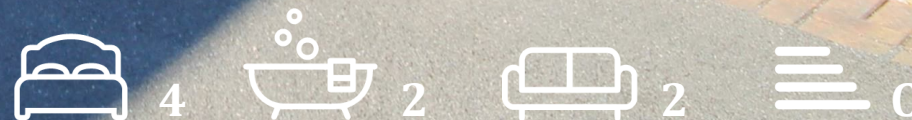


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.





**PURSEY DRIVE**  
**BRADLEY STOKE, BRISTOL, BS32 8DJ**  
**OFFERS OVER £573,000**







**Ground Floor**

**Entrance Hall**

**Sitting Room**

**Dining Room**

**Conservatory**

**Kitchen**

**Utility Room**

**Ground Floor WC**

**First Floor**

**Landing**

**Bedroom One**

**Ensuite Shower Room**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

**Outside**

**Front Garden**

**Rear Garden**

**Garage & Parking**



M Coleman Estate Agents are delighted to offer for sale this stylish detached four bedroom family home offered for sale with NO ONWARD CHAIN. This attractive property certainly has 'kerb appeal' and presents the perfect opportunity for those looking for a spacious, modern home.

The welcoming entrance hall has tiled flooring that extends through the property and doors give access to all rooms. The bay fronted sitting room is located to the front of the property with a feature wall mounted fire and marble hearth. The dining room has been extended by way of a conservatory with glass roof, windows and French doors to rear garden. The modern kitchen has been thoughtfully designed to maximise all available space, there are a range of wall and base units finished with cream high gloss doors; Marble worktops and polished steel handles lend a contemporary twist. Integrated appliances include an eye level electric double oven, electric hob, extractor fan, dishwasher and fridge freezer. A utility room and cloakroom complete the ground floor.

You will be pleasantly surprised at the size of the first floor accommodation with the master bedroom offering fitted wardrobes and an en-suite shower room. There are a further three bedrooms and a luxurious fully tiled bathroom with three piece suite consisting of a corner bath, vanity sink unit and high level WC.

The rear garden is fully enclosed creating a very safe and secure environment for those with young children. The space is laid to lawn with paved seating areas adjacent to the house and located at the head of the garden capturing sun throughout the day. To the front is a drive offering off road parking for several vehicles and leading to the integral garage with electric door, power and lighting.

This is the perfect home for families or professionals wanting the convenience of the local amenities, well regarded schools and the Three Brooks Nature Reserve along with ease of access to the M32 and Parkway Station.

