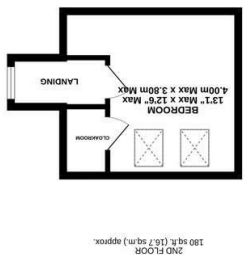
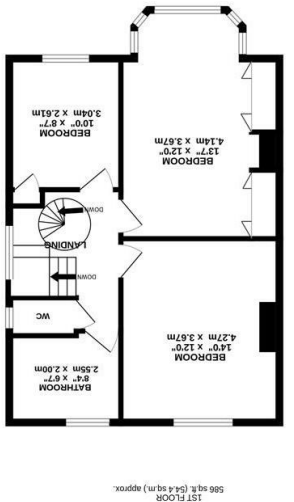
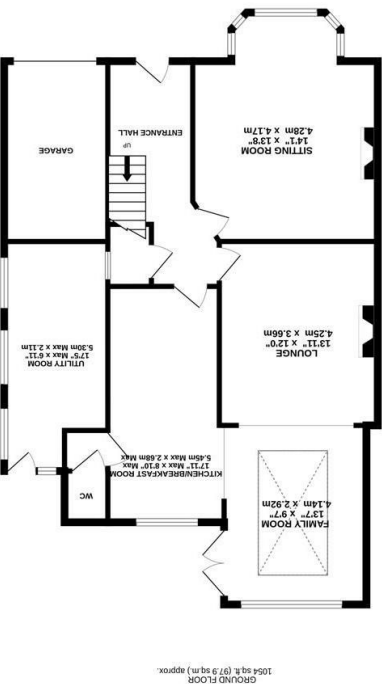




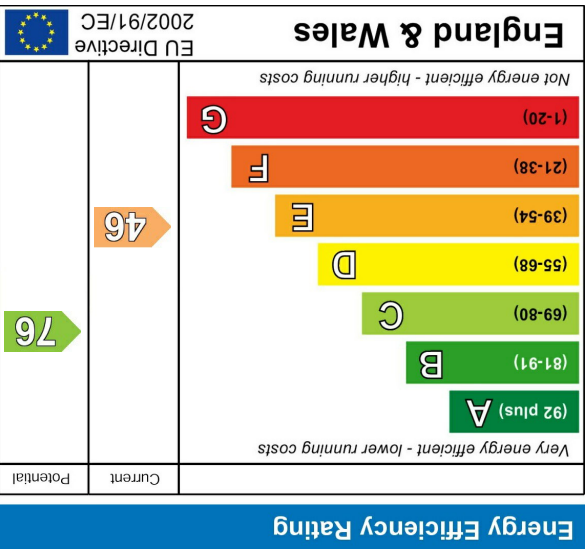
FLOOR PLAN



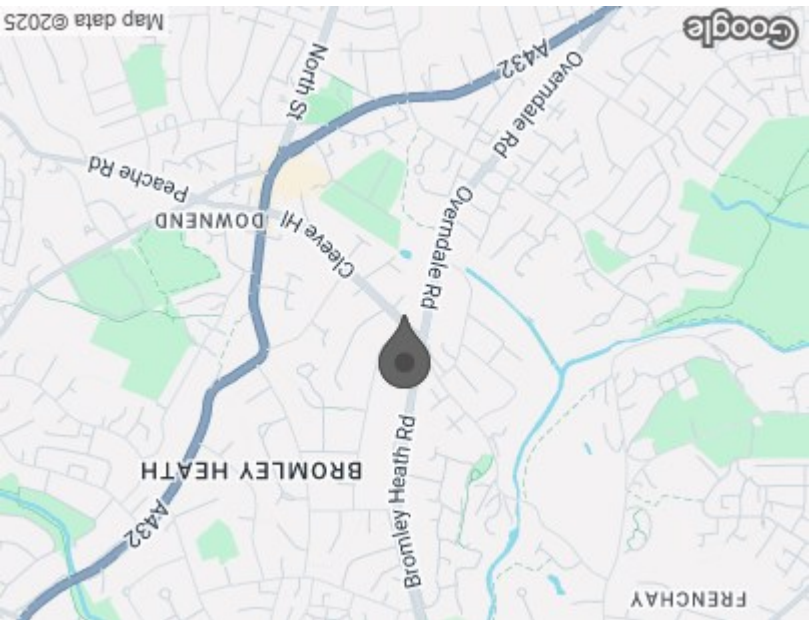
TOTAL FLOOR AREA : 1820 sq.ft. (169.0 sq.m.) approx.
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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





CLEEVE HILL
DOWNEND, BRISTOL, BS16 6EU
£550,000





Ground Floor
Entrance Hall
Sitting Room
Dining Room
Orangery
Kitchen/Breakfast Room
Utility Room
Cloakroom
First Floor
Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom
Second Floor
Landing
Loft Room
WC
Outside
Front Garden
Rear Garden
Garage
Off Street Parking



M Coleman are delighted to bring to the market an attractive bay fronted three bedroom semi-detached home situated on sought after Cleeve Hill.

Boasting rooms of generous proportions and features of its 1930's era, the ground floor offers accommodation ideal for the growing family and consists of a welcoming hallway with art deco panelling to the stairs and wood effect laminate flooring that extends through to the kitchen. The lounge has a double glazed bay window to the front elevation and an original feature fireplace with open chimney. To the rear of the property is a dining Room that has been extended by the current owners adding a bespoke Orangery by well regarded Oakleigh Green; French doors give access to the garden and a lantern roof allows the rear to flood with natural light.

The kitchen offers a range of wall and base units with high gloss doors; appliances include a Rayburn also supplying the heating and hot water, two built in drawer fridges and a dishwasher. A door leads to a ground floor WC and utility room with additional storage, oven and hob.

You will be pleasantly surprised at the size of the first floor accommodation; there are three bedrooms all of which are well proportioned doubles, the front bedroom benefitting a bay window and built in wardrobes. The family bathroom has a white four piece suite with a corner bath and walk in shower enclosure with heated seat and mains plumbed shower over.

A spiral staircase gives access to the second floor offering a loft room, previously used by our sellers as a bedroom plus the added convenience of a WC and wash basin.

Externally the rear garden is fully enclosed offering a secure environment to those with young children and pets. French doors from the Orangery give access to a paved patio secure with wrought iron railings; steps lead to a level lawn with mature shrubs borders. To the front is a lawned area and concrete drive which offers off road parking and gives access to the garage.

