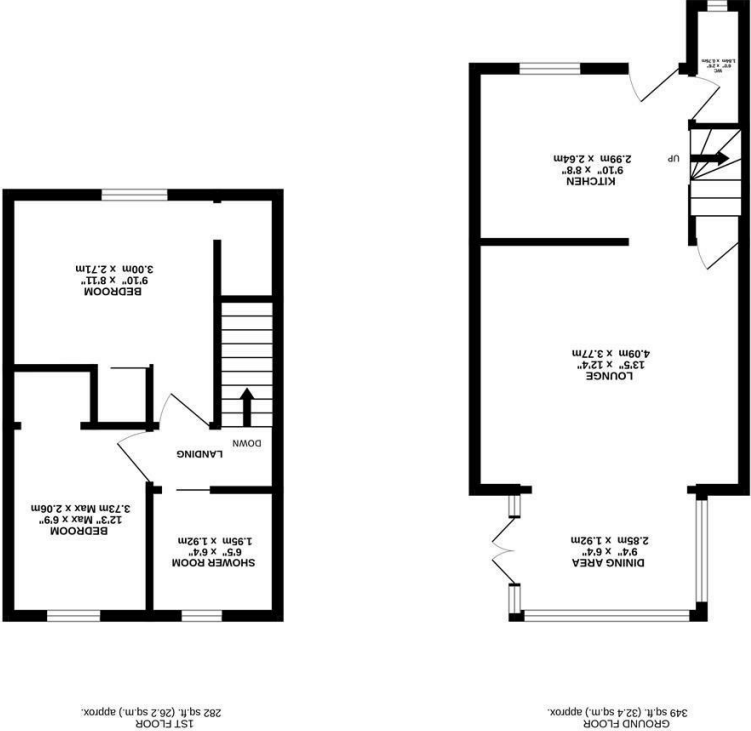


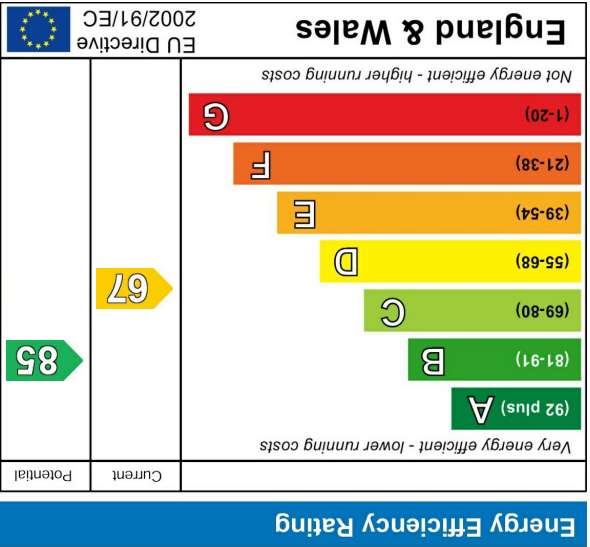
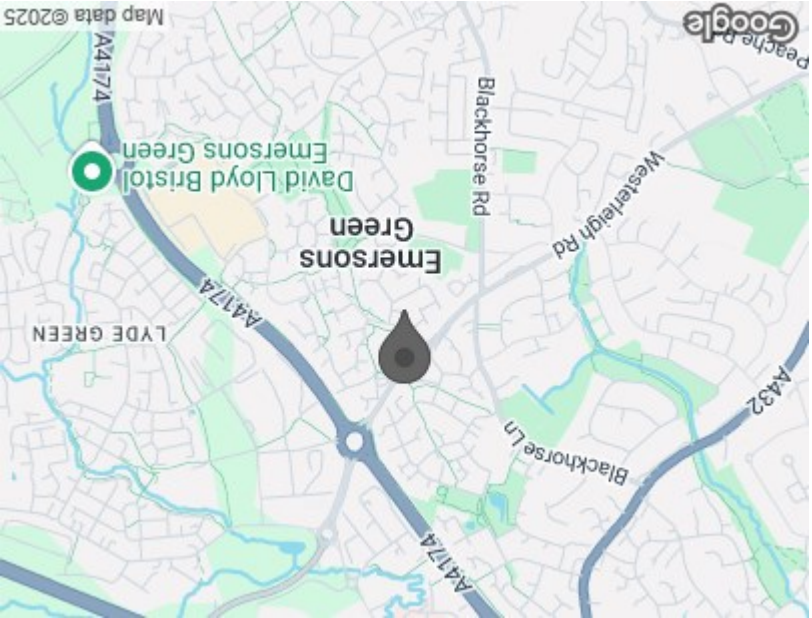


FLOOR PLAN



Values shown have been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any errors or misstatements. They have to be measured precisely and should be used and sold by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their quality or reliability (as 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.



GUEST AVENUE

EMERSONS GREEN, BRISTOL, BS16 7GA

£350,000



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Ground Floor

Kitchen

9'10 x 8'8

Lounge

13'5 x 12'4

Dining Area

9'4 x 6'4

WC

6'0 x 2'6

First Floor

Landing

Bedroom One

9'10 x 8'11

Bedroom Two

12'3 max x 6'9

Shower Room

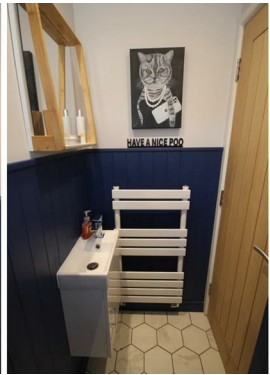
6'5 x 6'4

External

Rear Garden

Off Road Parking

Garage



M.Coleman are delighted to present for sale this stunning two-bedroom semi-detached home. A true gem offering a sophisticated and thoughtfully designed interior that perfectly blends modern convenience with stylish living.

The ground floor has been cleverly reconfigured to provide a stunning open-plan living space that offers a natural flow between clearly defined areas. The contemporary kitchen is a particular highlight featuring sleek handleless grey cabinetry, warm wooden worktops, and a striking hexagonal tiled splashback. Integrated appliances include a Neff slide and hide oven, combo microwave, gas hob, drinks fridge, washing machine and hot water tap.

The living space continues into a spacious lounge with a striking wood-clad feature wall, flowing effortlessly into the dining area which enjoys views over the garden. French doors open directly onto the garden, seamlessly blending indoor and outdoor living. A convenient downstairs WC and understairs storage cupboard complete the ground floor.

Upstairs, two well-proportioned bedrooms both benefit from clever fitted storage solutions. The family shower room is a lesson in contemporary design, with crisp metro tiling, stylish patterned floor tiles and a walk-in mains-fed rainfall shower. Automated lighting and an obscured double-glazed window complete the space.

The rear garden is a private and tranquil retreat. Fully enclosed and beautifully landscaped, it features a level lawn, raised beds and mature planting, a South Cerney shingled area and a decked terrace ideal for outdoor dining or relaxing in the sun. A door provides direct access to the garage, offering additional storage or potential workshop space.

To the front of the property is allocated off-road parking in addition to the single garage. Perfectly placed for the amenities of Emersons

Green, including shops, cafés, schools, and green spaces, this exceptional home will appeal to a range of buyers seeking turn-key quality in a desirable location.

