



**GUEST AVENUE**  
**EMERSONS GREEN, BRISTOL, BS16 7GA**

**£350,000**



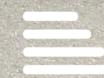
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## Ground Floor

### 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

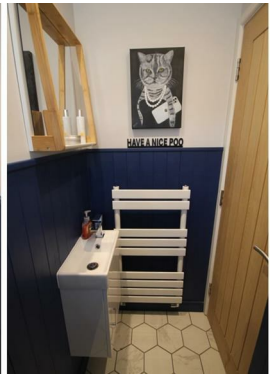
6'5 x 6'4

### External

### Rear Garden

### Off Road Parking

### Garage





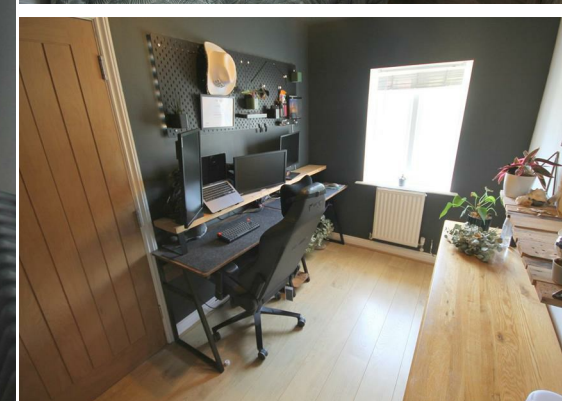
M.Coleman are delighted to present for sale this stunning two-bedroom semi-detached home. A true gem offering a sophisticated and thoughtfully designed interior that perfectly blends modern convenience with stylish living.

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.

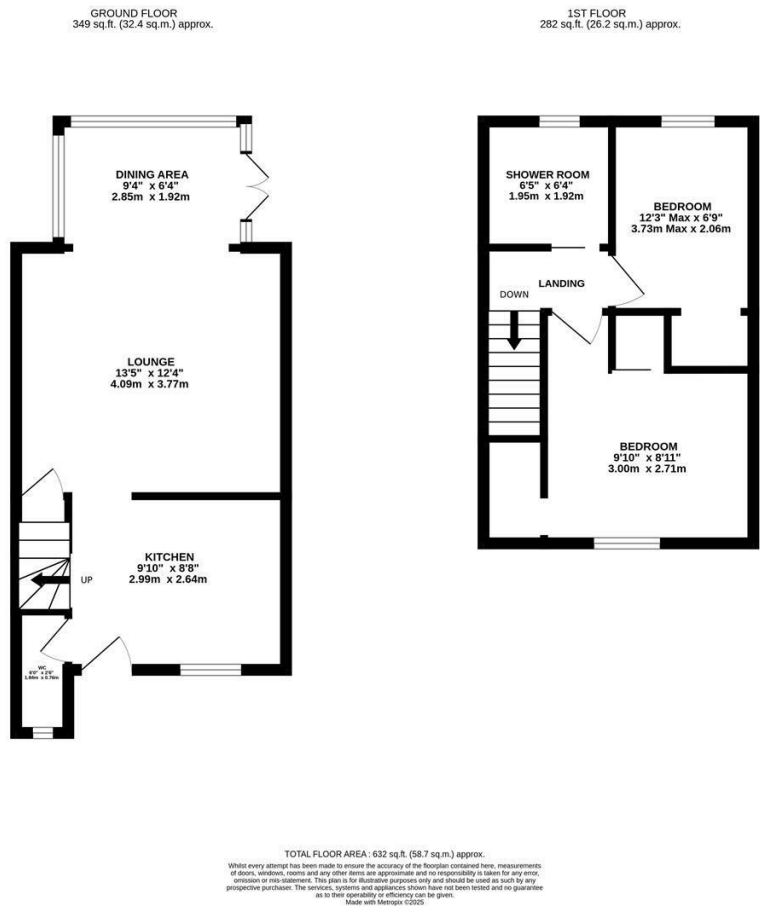
The rear garden is a private and tranquil retreat. Fully enclosed and beautifully landscaped, it features a level lawn, raised beds and mature planting, a South Cerney shingled area and a decked terrace ideal for outdoor dining or relaxing in the sun. A door provides direct access to the garage, offering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

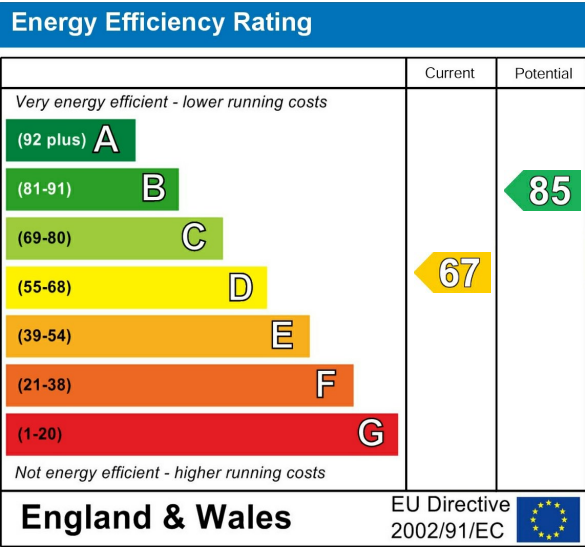
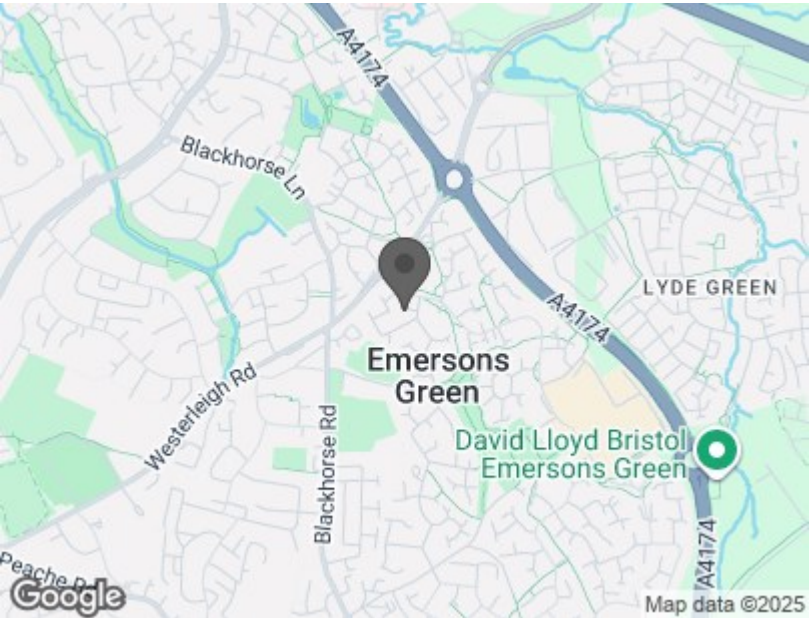




FLOOR PLAN



AREA MAP



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