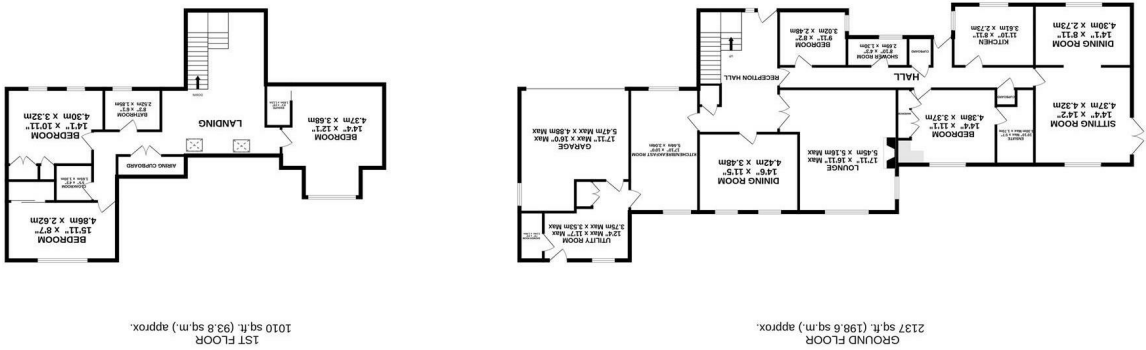




FLOOR PLAN

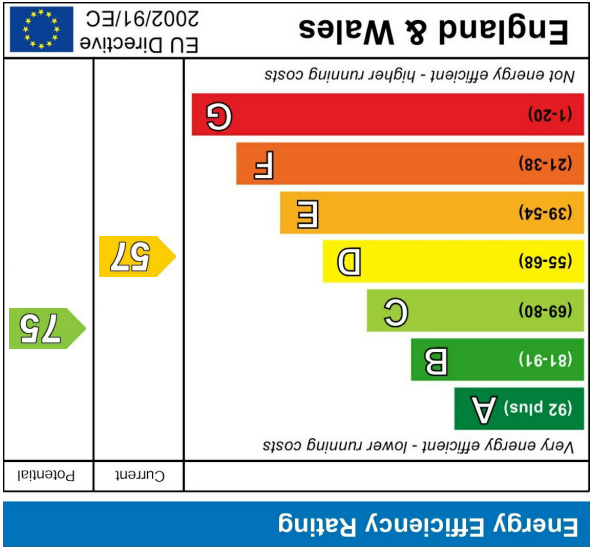
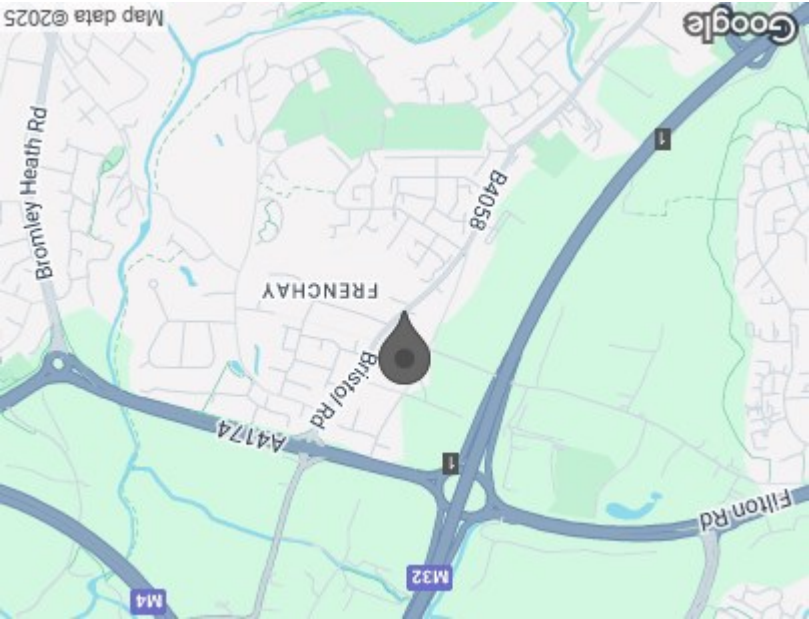


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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TOTAL FLOOR AREA : 3147 sq.ft. (292.4 sq.m.) approx.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





**BRISTOL ROAD**  
**FRENCHAY, BRISTOL, BS16 1LQ**  
**ASKING PRICE £1,100,000**







**Ground Floor**

**Hall**

**Lounge**

17'11 x 16'11

**Dining Room**

14'6 x 11'5

**Kitchen**

17'10 x 10'0

**Utility Room**

12'4 max x 11'7 max

**Shower Room**

7'0 x 3'6

**Garage**

17'11 max x 16'0 max

**First Floor**

**Landing**

**Bedroom One**

14'4 x 12'1

**Ensuite**

6'1 x 3'8

**Bedroom Two**

14'1 x 10'11

**Bedroom Three**

15'11 x 8'7

**Family Bathroom**

8'3 x 6'1

**Annexe**

**Hall**

**Lounge Area**

14'4 x 14'2

**Dining Area**

14'1 x 8'11

**Kitchen**

11'10 x 8'11

**Bedroom One**

14'4 x 11'1

**Ensuite**

10'10 max x 5'7

**Bedroom Two**

9'11 x 8'2

**Shower Room**

8'10 x 4'3

**External**

**Off Road Parking**

**Garden**



M. Coleman Estate Agents are thrilled to bring to the market this substantial and versatile five-bedroom detached residence, offering an exciting and rare opportunity for multi-generational living, those seeking income potential, or simply a spacious family home. Currently arranged as a three-bedroom house with an adjoining self-contained two-bedroom annexe, the property offers exceptional flexibility to suit a wide range of needs.

Upon entering the main house, you are welcomed into a striking double-height reception hall creating a wonderful sense of space. Double doors open into a dual-aspect lounge, featuring an open fire and French doors leading to the rear garden. The dining room is bathed in natural light from two windows, ideal for entertaining. The stylish kitchen/breakfast room is fitted with Shaker-style units, Granite worktops and brushed steel handles, creating a timeless yet contemporary aesthetic. Quality integrated appliances include an eye-level oven, microwave, induction hob, extractor and dishwasher.

A separate utility room provides further storage, an integrated washing machine, space for additional appliances and access to the shower room, garden and integral garage.

To the first floor are three well-appointed double bedrooms. The principal bedroom benefits from an en suite shower room, while the sleek, fully tiled family bathroom offers a four-piece suite including a separate shower cubicle.

The well-designed annexe boasts both its own private entrance and internal access to the main house. Accommodation includes a light-filled lounge with French doors, dining area, kitchen with integrated appliances, two bedrooms—one with en suite—and an additional shower room. Externally, a generous South Cerney gravel driveway offers parking for numerous vehicles. The rear garden is a true delight with expansive lawn, mature planting, two seating areas and a productive allotment complete with greenhouse and shed.

