



SALMONS WAY
EMERSONS GREEN, BRISTOL, BS16 7DJ
ASKING PRICE £575,000





Ground Floor

Entrance Porch

Entrance Hall

Sitting Room

17'7 x 11'3

Kitchen

14'7 x 8'5

Dining Room

11'3 x 9'11

Sun Room

11'7 x 10'5

Utility

6'5 x 5'5

Ground Floor WC

5'7 x 4'10



First Floor

Bedroom One

15'5 x 11'9

Ensuite Shower Room

8'7 x 6'0

Bedroom Two

12'10 x 8'9

Ensuite Shower Room

5'3 x 5'1

Bedroom Three

12'2 x 8'10

Bedroom Four

12'1 x 7'3

Bathroom

8'10 x 6'6

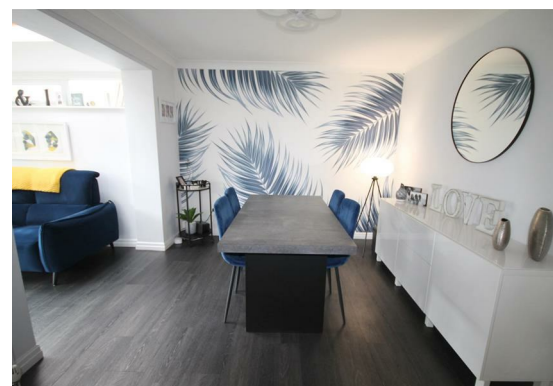
Outside

Front Garden

Rear Garden

Garage

Off Street Parking



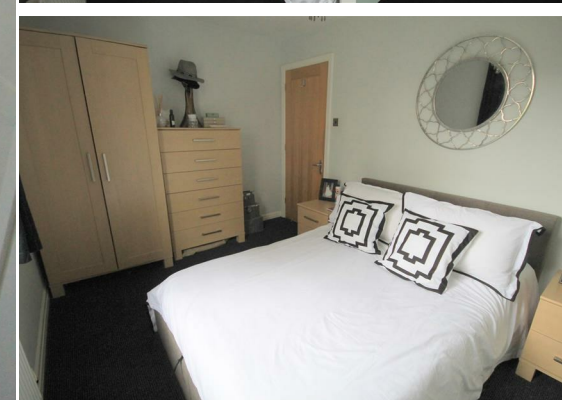
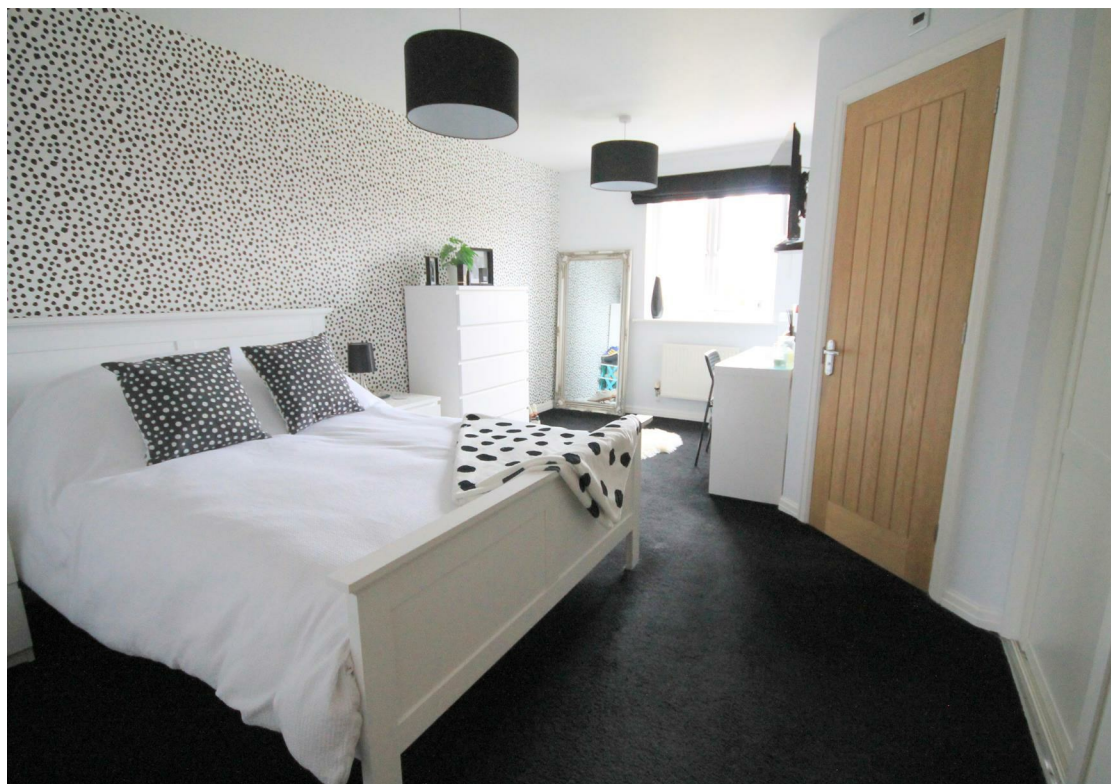
M Coleman Estate Agents are delighted to offer for sale this stylish detached four bedroom family home. This attractive property certainly has 'kerb appeal' and presents the perfect opportunity for those looking for a spacious, modern property.

The welcoming entrance hall has Kardean flooring and gives access to a charming sitting room with a feature fire surround housing coal effect gas fire. The open plan kitchen/dining room has been thoughtfully designed to maximise all available space, there are a range of base units finished with charcoal grey Shaker style doors; Brushed steel handles, sleek white worktops and a composite sink with Quooker tap lend a contemporary twist. Integrated appliances include an eye level double electric oven, induction hob, extractor fan, fridge/freezer and dishwasher. The dining room extends into a sun room with bi-folding doors opening onto the garden. A utility room and cloakroom completes the ground floor. You will be pleasantly surprised at the size of the first floor accommodation with bedrooms one and two both offering ensuite shower rooms and fitted wardrobes, bedroom three is also a generous size and bedroom four is currently used by our seller as a dressing room.

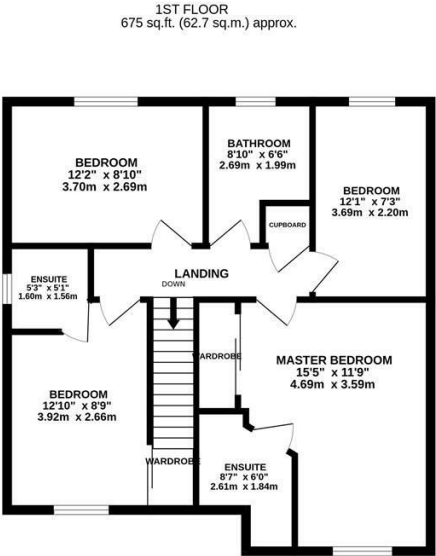
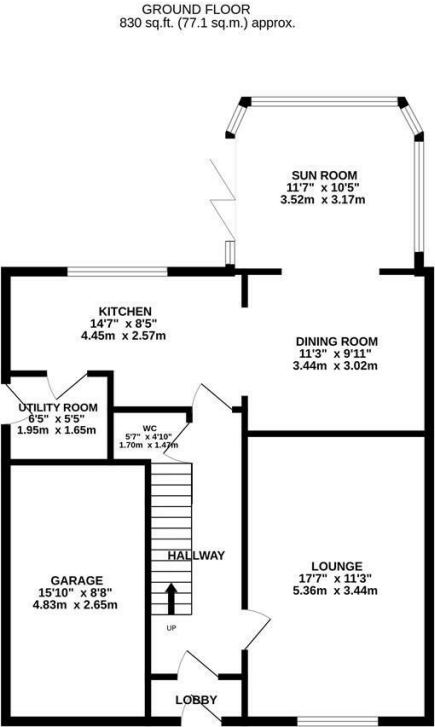
The luxurious family bathroom is fully tiled and has a white three piece suite with freestanding bath, wall hung vanity unit with sink and WC.

The rear garden is fully enclosed creating a very safe and secure environment for those with young children. The space is predominantly laid to lawn with mature borders creating what we believe is a fairly low-maintenance space to relax and enjoy with friends or family. To the front is a drive offering off road parking and leading to the integral garage which has power and lighting.

Please be advised the owner of this property is employed by M Coleman Estate Agents



FLOOR PLAN

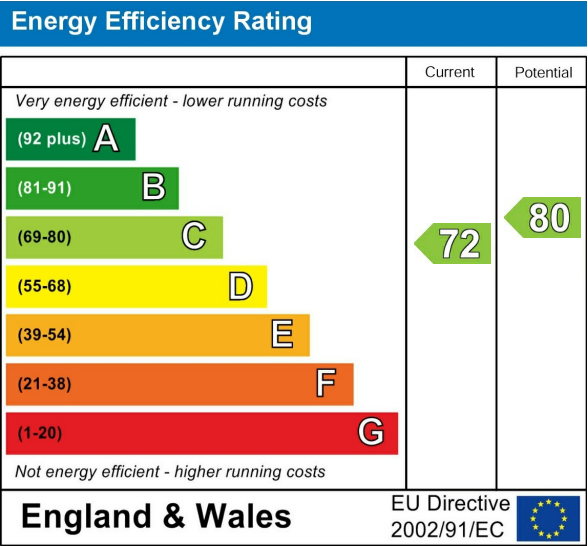
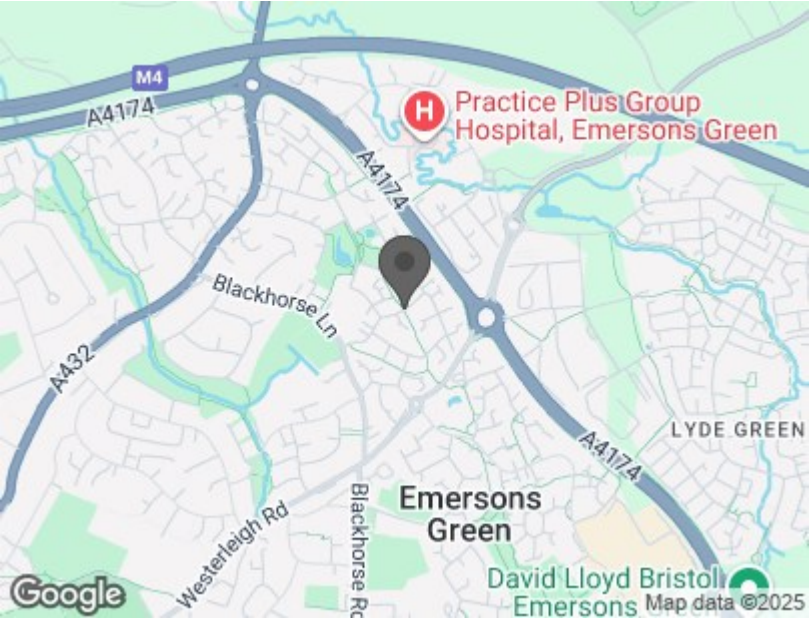


TOTAL FLOOR AREA: 1505 sq.ft. (139.8 sq.m.) approx.

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



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