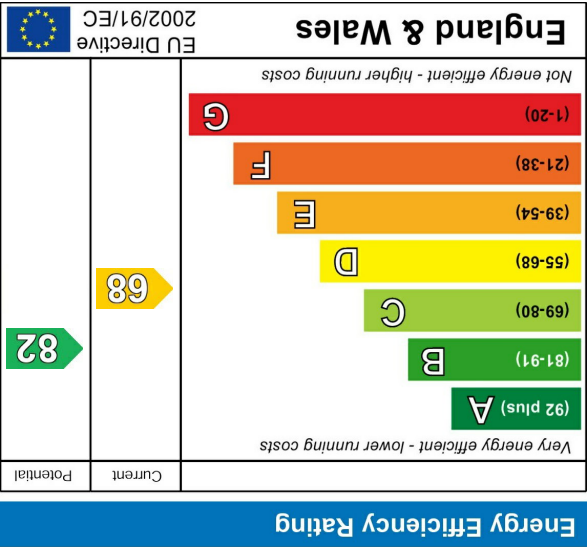


AREA MAP



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.





CLEVEDALE

DOWNEND, BRISTOL, BS16 2SQ

**ASKING PRICE £525,000**



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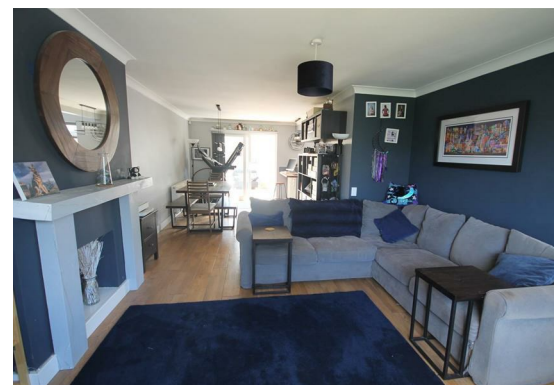


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**Ground Floor**  
**Entrance Hall**  
**Lounge/Dining Room**  
**Kitchen**  
**Inner Lobby**  
**Cloakroom**  
**Shower Room**  
**Bedroom**  
**First Floor**  
**Landing**  
**Bedroom One**  
**Bedroom Two**  
**Bedroom Three**  
**Bedroom Four**  
**Family Bathroom**  
**Outside**  
**Front Garden**  
**Rear Garden**  
**Garage**



Located in the popular Cleeve Wood area of Downend, M Coleman are delighted to bring to the market this detached residence offering a generous balance of space and comfort and is ideal for a growing family. The ground floor has been extended adding the addition of a room and shower room offering many versatile uses such as a garden room, guest bedroom, home office or children's play room.

From the welcoming entrance hall, a door leads to the lounge that unfolds into a spacious lounge/dining room/kitchen showcasing a contemporary open plan space. The lounge boasts a picture window to the front elevation and feature chimney breast with Oak mantle; wood floors extend through the room. The fully fitted kitchen offers a range of wall and base units completed with sleek high gloss doors and integrated appliances to include a fridge/ freezer, eye level double oven, microwave, hob, extractor hood and dishwasher. Wood black work tops extend to a convenient breakfast bar, perfect for less formal meals. Patio doors open from the dining area to the conservatory where French doors lead out to the garden.

An inner hall gives access to the ground floor shower room that offers a three piece suite to include a shower enclosure, wash hand basin into a vanity unit with storage and WC; Bedroom five has direct access to the garden via French doors with vaulted ceiling and additional Velux window.

To the first floor, you'll find four generously sized bedrooms. Bedroom two features an ensuite shower room with three piece suite. A well-appointed family bathroom serves the remaining bedrooms.

The rear garden is fully enclosed offering a secure environment for those with children. The garden is predominantly laid to level lawn while a well-proportioned decking area provides an inviting space for outdoor entertaining. To the front is another level lawn, a Resin drive offers off road parking for two vehicles and gives access to the single garage that has been converted to a store.

