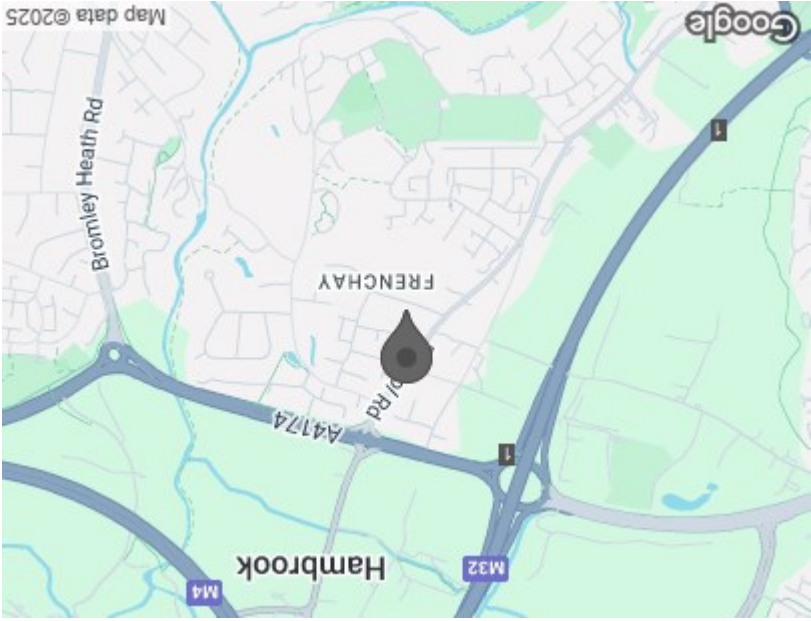


WWW.MCOLEMAN.CO.UK

Energy Efficiency Rating																				
Potential	Current	<table border="1"> <thead> <tr> <th colspan="2">England & Wales</th> </tr> <tr> <th>Very energy efficient - lower running costs</th> <th>Not energy efficient - higher running costs</th> </tr> </thead> <tbody> <tr> <td>(92 plus) A</td> <td></td> </tr> <tr> <td>(81-91) B</td> <td></td> </tr> <tr> <td>(69-80) C</td> <td></td> </tr> <tr> <td>(55-68) D</td> <td></td> </tr> <tr> <td>(39-54) E</td> <td></td> </tr> <tr> <td>(21-38) F</td> <td></td> </tr> <tr> <td>(1-20) G</td> <td></td> </tr> </tbody> </table>	England & Wales		Very energy efficient - lower running costs	Not energy efficient - higher running costs	(92 plus) A		(81-91) B		(69-80) C		(55-68) D		(39-54) E		(21-38) F		(1-20) G	
England & Wales																				
Very energy efficient - lower running costs	Not energy efficient - higher running costs																			
(92 plus) A																				
(81-91) B																				
(69-80) C																				
(55-68) D																				
(39-54) E																				
(21-38) F																				
(1-20) G																				
		EU Directive 2002/91/EC																		





MALMAINS DRIVE
FRENCHAY, BRISTOL, BS16 1PQ
£750,000



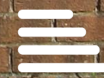
3



2



2



B



Ground Floor

Porch

Hall

Open Plan Living Area

24'2 x 20'1

Snug

13'9 x 9'10

Utility Room

9'10 x 7'1

WC

6'8 x 3'11

Garage

20'7 x 8'1

First Floor

Landing

Bedroom One

18'5 x 8'9

Dressing Room

11'3 x 6'4

En Suite Shower Room

6'3 x 5'4

Bedroom Two

16'4 max x 13'11 max

Bedroom Three

13'9 x 9'10

Bathroom

9'9 x 7'9

Study

9'5 x 8'2

External

Garden

Off Road Parking



M Coleman are delighted to present this bespoke detached residence, constructed in 2007/8 with a clear vision of sustainability, design and modern living.

Thoughtfully planned, the property showcases contemporary open plan accommodation flooded with natural light via a striking full height window and complementary light well.

The ground floor is arranged around a superb open plan living, dining and kitchen space, a versatile hub perfect for both family life and entertaining.

Complementing the layout are a snug, utility room, wheelchair accessible cloakroom, welcoming vestibule and integral garage with a wireless controlled door. Engineered oak flooring flows throughout the living areas, chosen for its compatibility with the underfloor heating system which, together with the alarm, can be controlled remotely via a smart phone app. The kitchen boasts high-quality German cabinetry, whilst internal Portuguese doors enhance the bespoke finish.

The first floor offers three generously proportioned bedrooms, a family bathroom and an open plan study. The principal bedroom is a retreat in itself, complete with dressing room and stylish en-suite shower room.

This home is notable for its outstanding energy credentials. Danish timber-framed, aluminium-clad windows with high-efficiency glazing, solar water heating, and solar PV panels installed in 2011 contribute to an impressive EPC rating of B. The PV system benefits from a generation tariff fixed until 2036, producing an annual income of £2,526 to June 2025, far exceeding the household energy costs of £980. A recently installed heat pump further enhances efficiency with the gas supply removed to eliminate standing charges.

Externally, the low-maintenance frontage provides parking for up to three vehicles, whilst the expansive rear garden offers established planting, raised beds, two sheds, a covered timber gazebo and a generous Porcelain patio, creating the perfect space for outdoor enjoyment.

