



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





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.

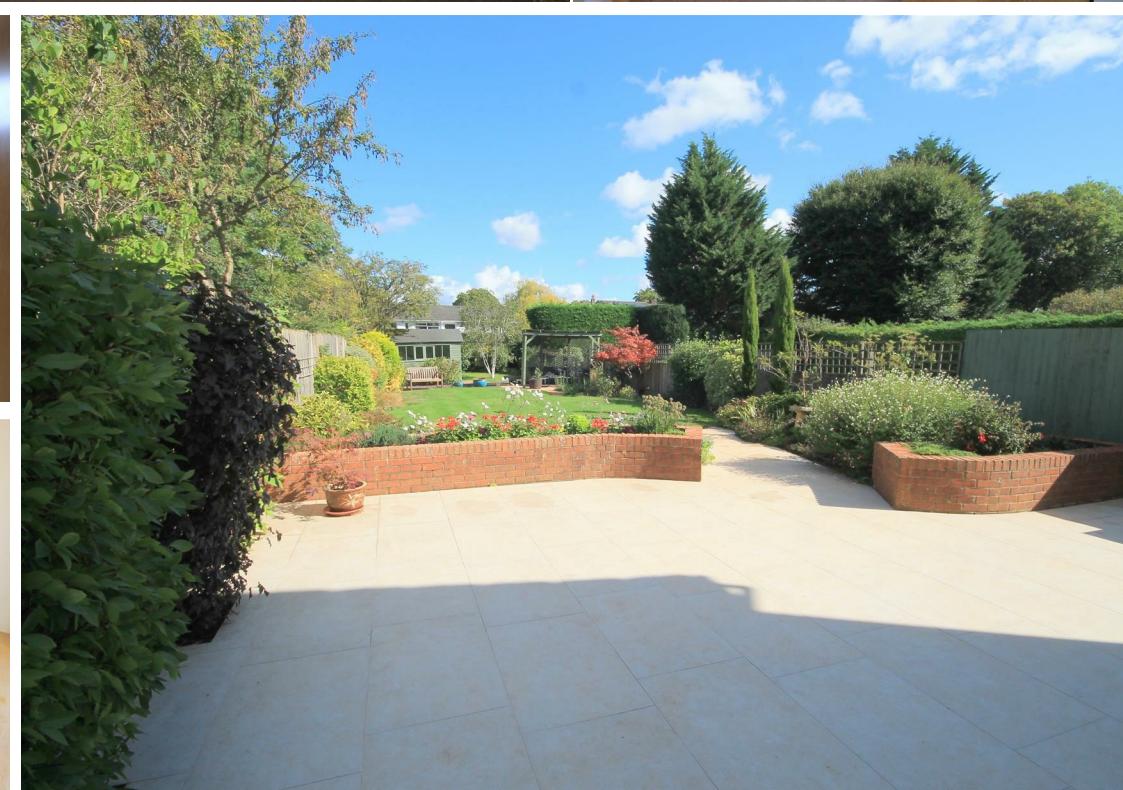
The ground floor is arranged around a superb open plan living, dining and kitchen space, a versatile hub perfect for both family life and entertaining.

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.

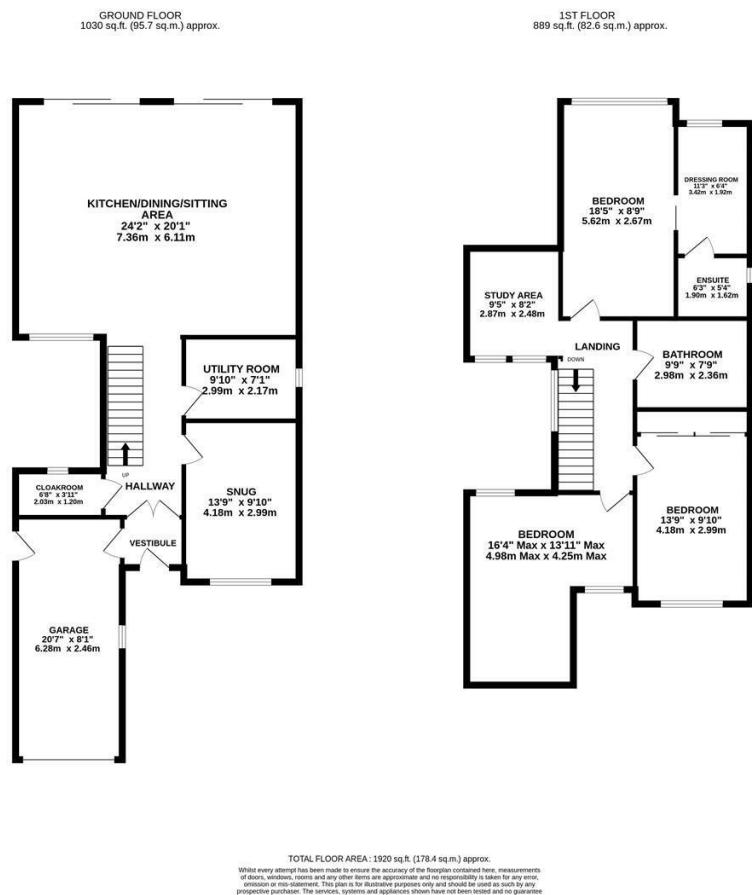
The first floor offers three generously proportioned bedrooms, a family bathroom and an open plan study. The principal bedroom is a retreat in itself, complete with dressing room and stylish en-suite shower room.

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.

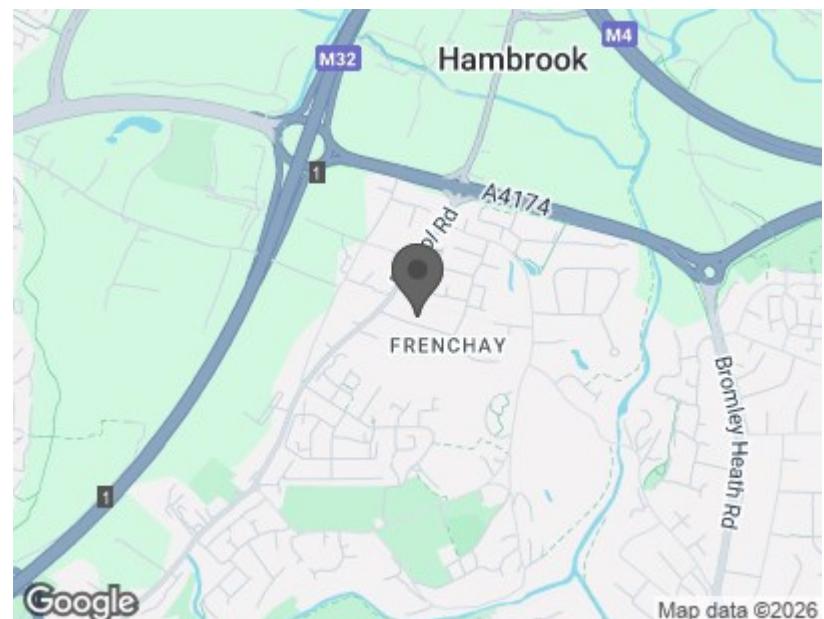
Externally, the low-maintenance frontage provides parking for up to three vehicles, whilst the expansive rear garden offers established planting, raised beds, two sheds, a covered timber gazebo and a generous Porcelain patio, creating the perfect space for outdoor enjoyment.



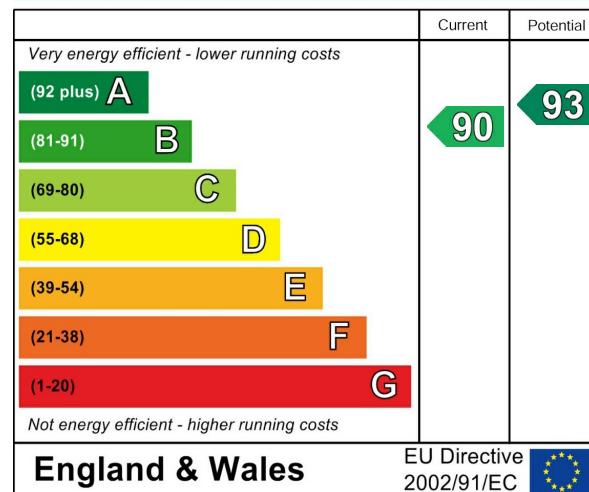
FLOOR PLAN



AREA MAP



Energy Efficiency Rating



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