



MALMAINS DRIVE
FRENCHAY, BRISTOL, BS16 1PQ

£750,000



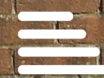
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2



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



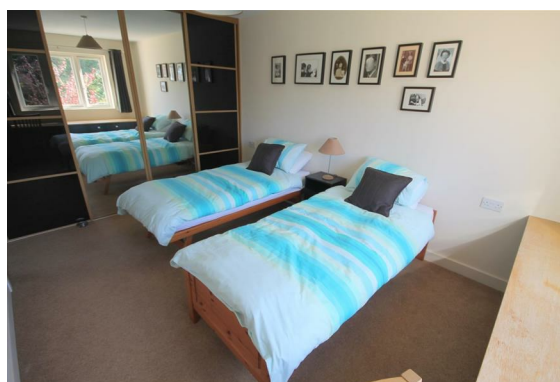
M Coleman are delighted to present this bespoke detached residence, constructed in 2007/8 with a clear vision of sustainability, design and modern living. Thoughtfully planned, the property showcases contemporary open plan accommodation flooded with natural light via a striking full height window and 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.

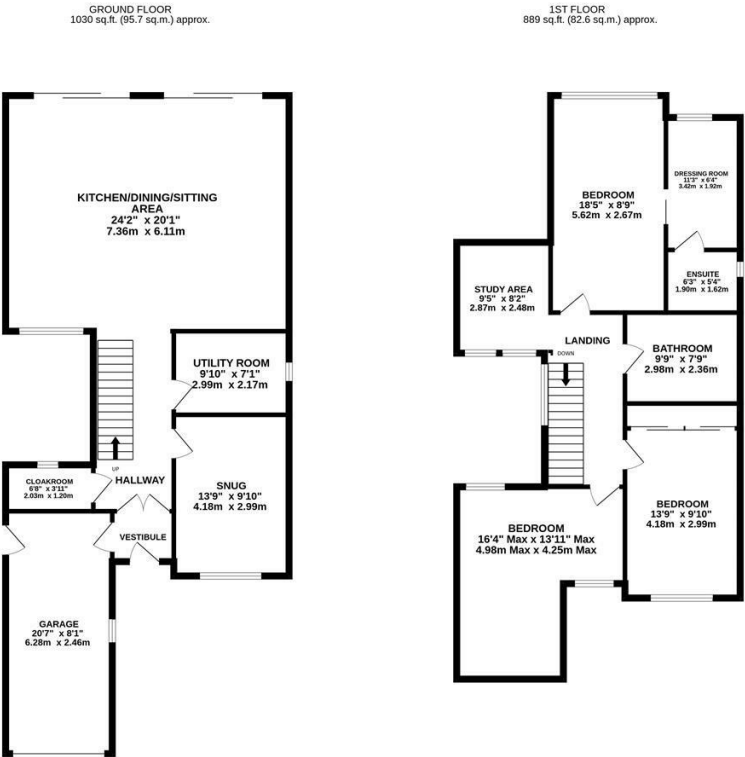
The first floor offers three generously proportioned bedrooms, a family bathroom and an open plan study. The principal bedroom is a retreat in itself, complete with dressing room and stylish en-suite shower room.

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.

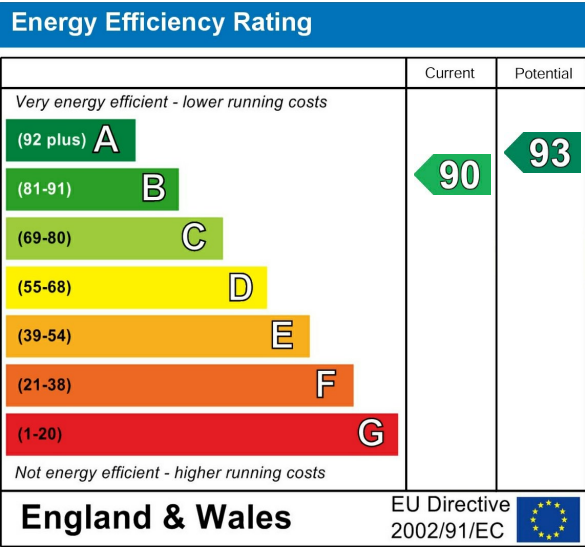
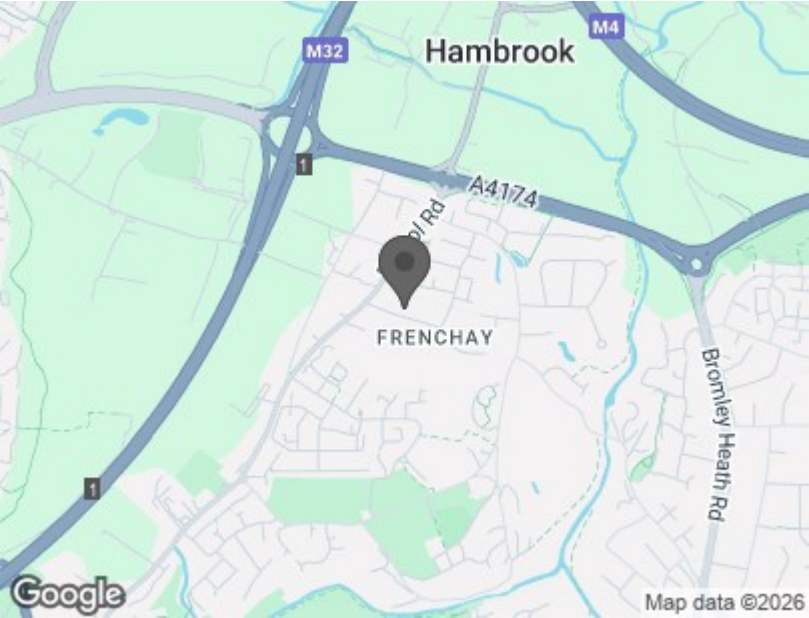


FLOOR PLAN



TOTAL FLOOR AREA : 1920 sq.ft. (178.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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.
Made with floorplan 12/2025

AREA MAP



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