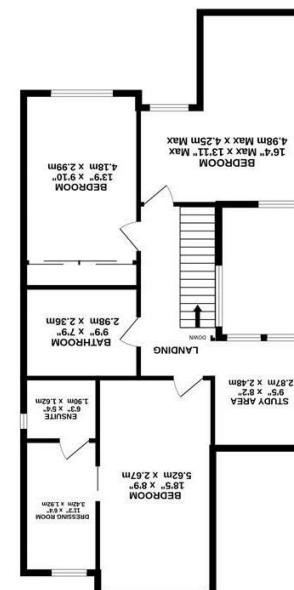


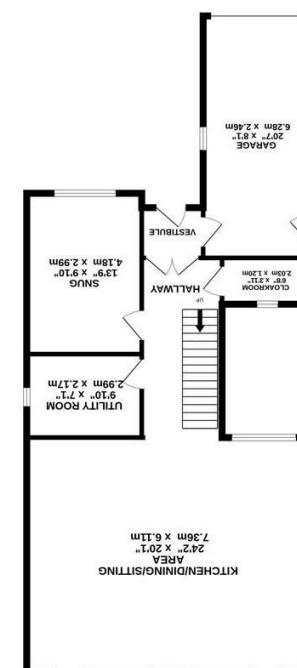
## AREA MAP

889 sq.ft. (82.6 sq.m.) approx.  
1ST FLOOR

1030 sq. ft. (95.7 sq.m.) approx.



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## FLOOR PLAN





**MALMAINS DRIVE**  
FRENCHAY, BRISTOL, BS16 1PQ  
**£730,000**





**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**



## NO ONWARD CHAIN

M Coleman are delighted to present this bespoke detached residence, constructed 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.

