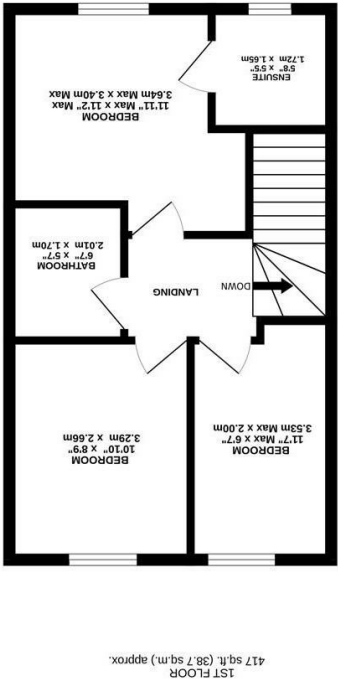
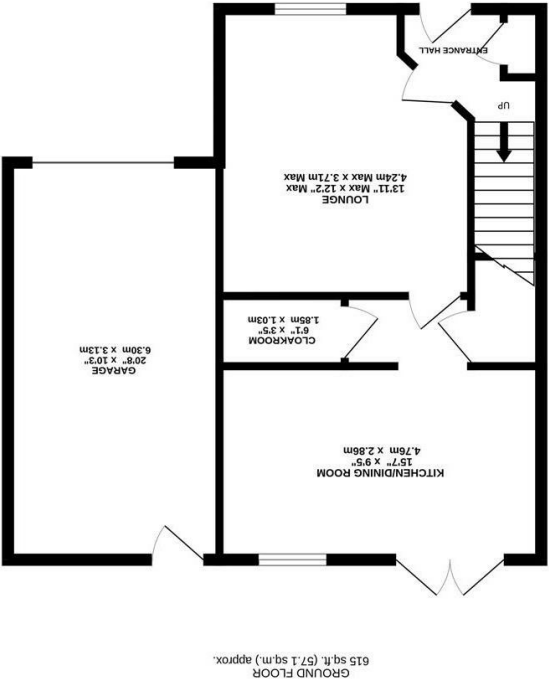




FLOOR PLAN

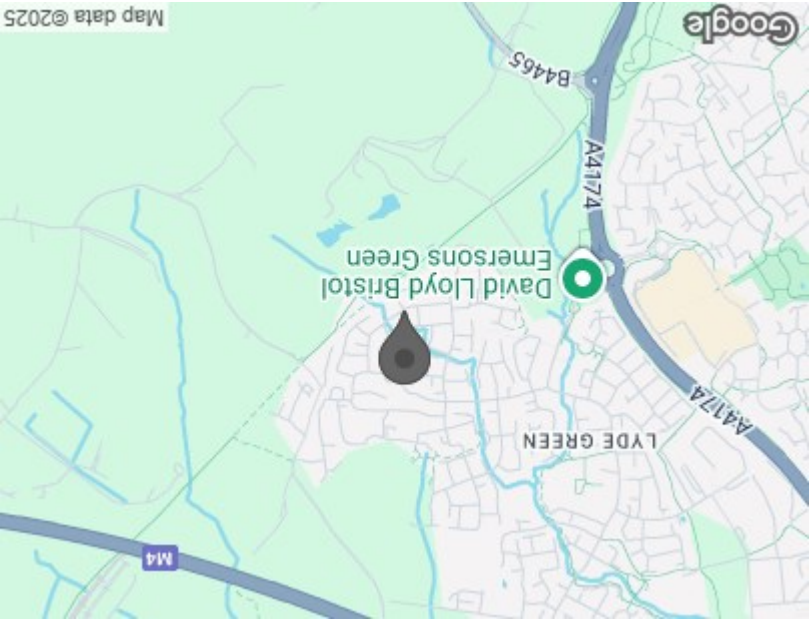


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.

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TOTAL FLOOR AREA : 1032 sq.ft. (95.8 sq.m.) approx.

AREA MAP



Energy Efficiency Rating		
Potential	Current	84
	Potential	96
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.



SUNDEW ROAD

EMERSONS GREEN, BRISTOL, BS16 7NP

£375,000



3



2



1



B



Ground Floor

Entrance Hall

Lounge
13'11 max x 12'2 max

Kitchen/Dining Room
15'7 x 9'5

Cloakroom
6'1 x 3'5

First Floor

Landing

Bedroom
11'11 max x 11'2 max

En-Suite Shower Room
5'8 x 5'5

Bedroom
10'10 x 8'9

Bedroom
11'7 max x 6'7

Family Bathroom
6'7 x 5'7

Garden

Garage
20'8 x 10'3

Drive



NO ONWARD CHAIN

M. Coleman Estate Agents are delighted to offer for sale this immaculately presented three bedroom semi-detached property. A home that exudes quality and care, it has been beautifully maintained and enhanced to create a stylish, contemporary living space.

Upon entering, the attention to detail is immediately apparent. The welcoming hallway is laid with a stunning Country Cream matt lacquered engineered oak flooring in a herringbone design that continues seamlessly throughout the ground floor, lending a sense of cohesion and warmth. The comfortable lounge provides a relaxing retreat, while a glazed door opens to a superb kitchen/dining room with French doors leading to the garden.

The kitchen is fitted with elegant deep blue cabinetry and sleek marble-effect worktops, complemented by plinth lighting and integrated appliances including an eye-level oven, microwave, induction hob, extractor, slimline dishwasher, and washing machine. A useful under-stairs cupboard and a contemporary cloakroom complete the ground floor accommodation. Upstairs, a central landing gives access to three bedrooms, the principal benefits from a fully tiled en suite shower room and space for wardrobes. Bedroom two is a nicely proportioned double while bedroom three is currently used as a study, ideal for those working from home. The family bathroom is finished with a modern white suite and mains plumbed shower over the bath.

The rear garden is a delightful space with a patio, lawn and borders planted with a variety of flowers, shrubs and fruit trees. The garage benefits from power, lighting and personal access from the garden, while the front provides off-street parking and provision for an electric vehicle charging point.

Offering excellent transport links and easy access to Bristol and Bath there is a range of local amenities along with green open spaces and play areas making it a great location for families and professionals alike.

