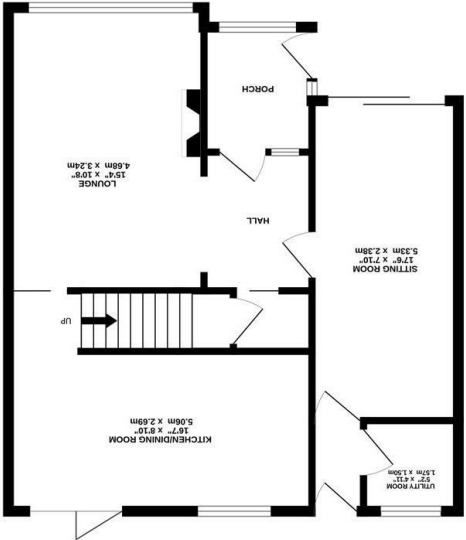
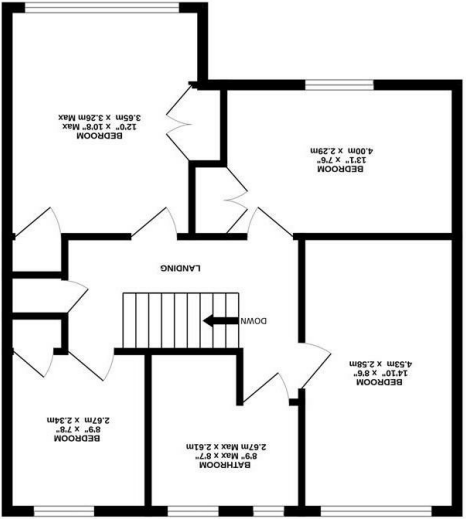




FLOOR PLAN

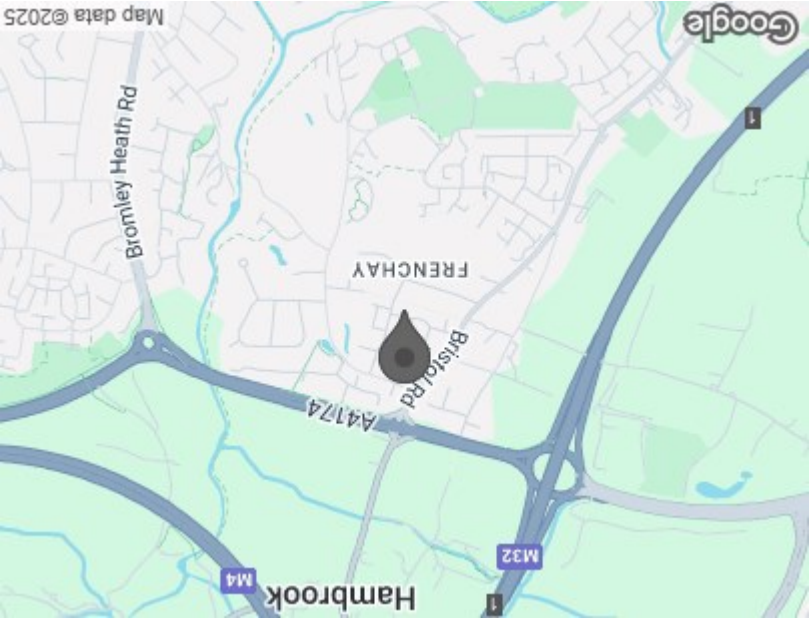


GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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AREA MAP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		85

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.



WADHAM DRIVE
FRENCHAY, BRISTOL, BS16 1PF
£435,000





Ground Floor

Porch

Lounge
15'4 x 10'8

Family Room
17'6 x 7'10

Kitchen/Dining Room
16'7 x 8'10

Utility/WC
5'2 x 4'11

First Floor

Landing

Bedroom
12'0 x 10'8 max

Bedroom
14'10 x 8'6

Bedroom
13'1 x 7'6

Bedroom
8'9 x 7'8

Shower Room
8'9 max x 8'7

Outside

Rear Garden

Front Garden

Off Road Parking

M. Coleman Estate Agents are delighted to present this well-appointed four-bedroom mid-terrace home situated on the ever-popular Wadham Drive in Frenchay. The ground floor welcomes you via a useful porch into a bright hallway, which opens through an archway into the lounge. Full-height double-glazed windows bathe the room in natural light, while a contemporary matt-black gas stove—styled in the fashion of a traditional burner—creates a cosy, inviting focal point without the upkeep of a wood burner. Spanning the rear of the property, the kitchen/dining room offers an excellent family and entertaining space fitted with sleek high-gloss units, Corian worktops and integrated appliances including an induction hob, extractor, eye-level oven, dishwasher and fridge/freezer. Bi-folding doors provide a seamless connection to the rear garden. A further reception room sits to the front, ideal for a multitude of uses, with access to a rear lobby leading to the garden and a practical utility room complete with WC, Belfast-style sink and space for laundry appliances. To the first floor, a central landing serves four bedrooms, three of which are generous doubles. Bedrooms one, three and four benefit from built-in storage. The spacious family shower room features a wet-room style shower, WC, wash basin and two obscured windows for natural light and privacy. Externally, the south-facing rear garden offers a paved patio, level lawn, external power and tap, plus two brick-built storage cupboards and a separate garden shed. To the front, a lawned area and driveway provide off-street parking for two vehicles in tandem. Frenchay remains one of North Bristol's most desirable locations, offering a village-like atmosphere with excellent access to open green spaces, the Common, the Frome Valley Walkway and Frenchay Moor. Highly regarded schools, convenient transport links and proximity to Bristol city centre and major employers further enhance its appeal for families and professionals alike.

