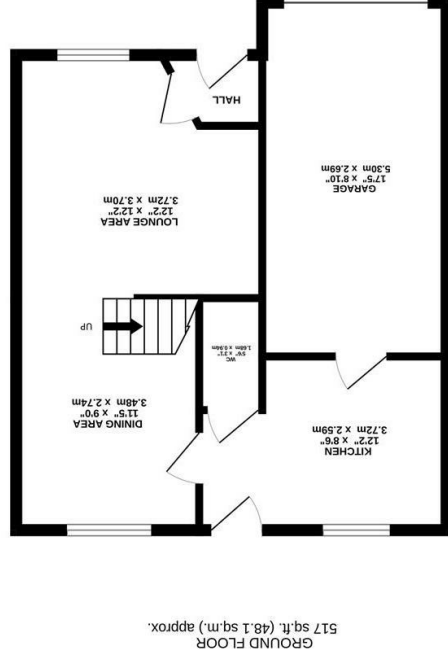
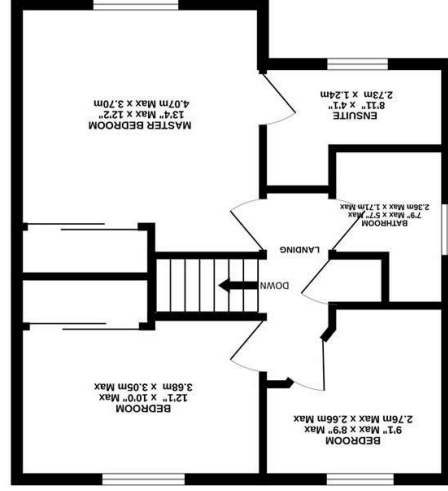


FLOOR PLAN



GROUND FLOOR (48.1 sq.m.) approx.



1ST FLOOR (43.4 sq.m.) approx.

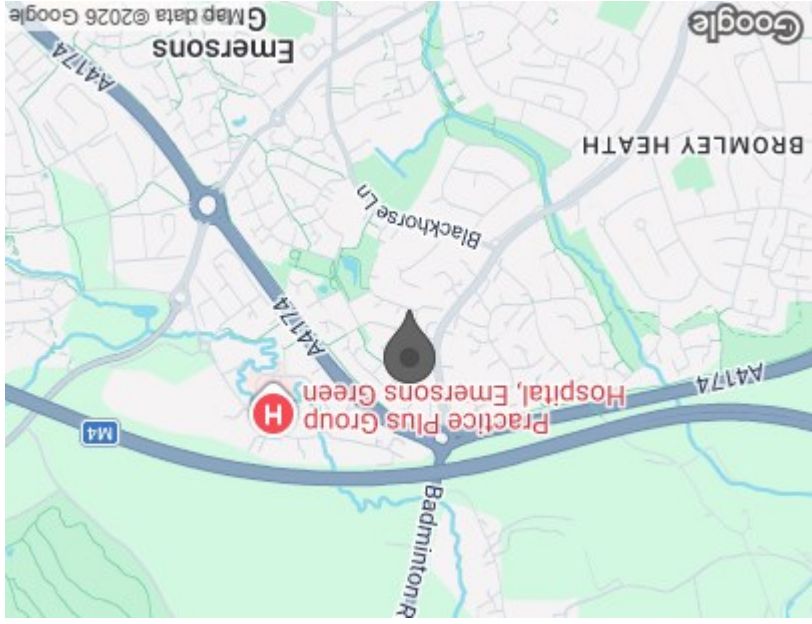


TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the layout, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The views, opinions and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

AREA MAP



Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B	
Current	79	(69-80) C	69
		(55-68) D	
Potential		(39-54) E	
		(21-38) F	
		(1-20) G	
		Not energy efficient - higher running costs	



QUARRY WAY
EMERSONS GREEN, BRISTOL, BS16 7BN

£415,000





Ground Floor

Hall

Lounge Area

12'2 x 12'2

Dining Area

11'5 x 9'0

Kitchen

12'2 x 8'6

WC

5'6 x 3'1

Garage

17'5 x 8'10

First Floor

Landing

Bedroom One

13'4 max x 12'2

Ensuite Shower Room

8'11 x 4'1

Bedroom Two

12'1 x 10'0 max

Bedroom Three

9'1 max x 8'9 max

Family Bathroom

External

Rear Garden

Front Garden

Off Road Parking



M Coleman Estate Agents are delighted to bring to the market this beautifully presented three bedroom detached home, ideally positioned within the ever popular Badminton Park area of Emersons Green. Offering a wonderful balance of space, practicality and comfort, this charming property is sure to appeal to a wide range of prospective buyers.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance vestibule that leads into a semi open-plan lounge and dining room. Cleverly designed, the space is subtly divided by a centrally positioned staircase, creating two distinct yet connected areas.

The well-appointed kitchen is fitted with a range of traditional style wall and base units, complemented by built-in appliances including an electric oven, gas hob and extractor. There is space for a fridge/freezer and plumbing for a dishwasher. A door provides personal access to the integral garage, where the current owners have created a useful utility area with plumbing for a washing machine and space for a tumble dryer. A convenient cloakroom completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms with the principal bedroom benefiting from an en-suite shower room. Both the main bedroom and bedroom two enjoy fitted wardrobes, while the family bathroom is fitted with a three-piece suite and shower attachment over the bath.

Externally, the property boasts a private and well-maintained rear garden, fully enclosed and thoughtfully landscaped. Paved patio areas provide the perfect setting for al fresco dining, while a level lawn is bordered by an array of mature shrubs, flowers and trees. Further benefits include a shed with power and an additional gated side garden. To the front, a driveway provides off-street parking and leads to the integral garage.

