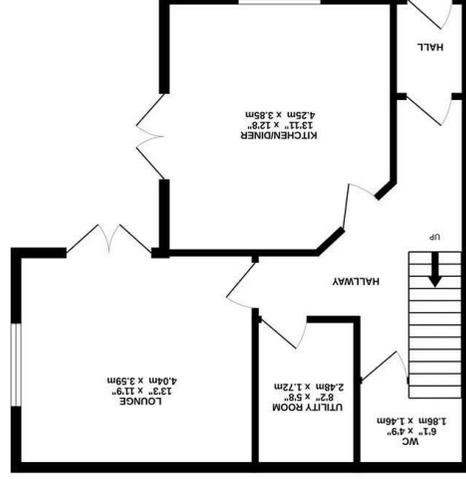
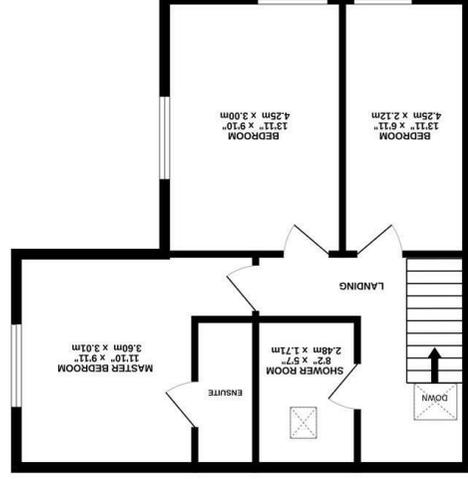




FLOOR PLAN



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



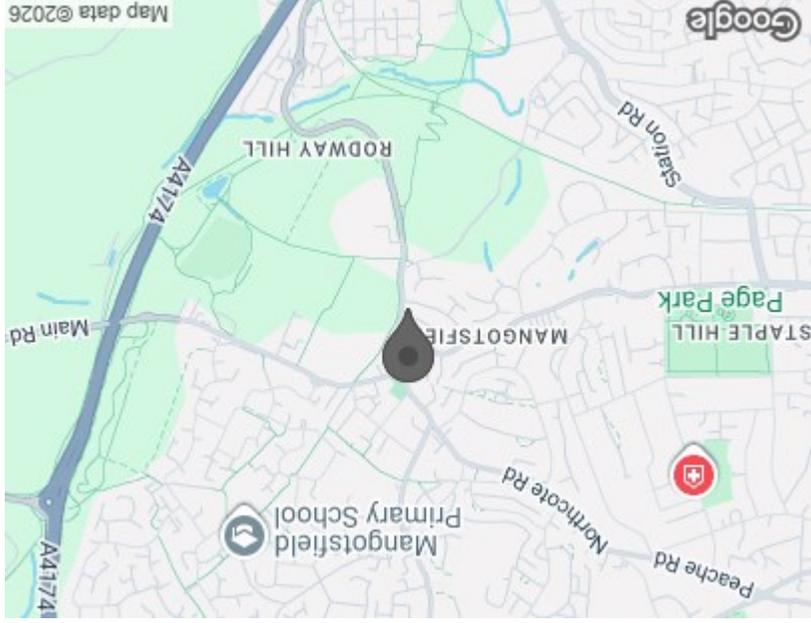
1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.

TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any 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 | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Potential | 88 |
| Current | 78 |
| 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 | |



MORLEY AVENUE
MANGOTSFIELD, BRISTOL, BS16 9JE
£430,000





Ground Floor

Hall

Lounge

13'3 x 11'9

Kitchen Dining Room

13'11 x 12'8

Utility Room

8'2 x 5'8

WC

6'1 x 4'9

First Floor

Landing

Bedroom

11'10 x 9'11

Ensuite

3'4" x 8'2"

Bedroom

13'11 x 9'10

Bedroom

13'11 x 6'11

Shower Room

8'2 x 5'7

Outside

Garden

Off Road Parking x 2



M Coleman are delighted to present this beautifully appointed three-bedroom detached home, built in 2012 and perfectly positioned in the heart of Mangotsfield. Designed with light and space in mind, the property offers a superb blend of contemporary comfort and practical family living.

Situated in a sought after location this family home has rooms of generous proportions, the dual aspect lounge has a double glazed window and French doors flooding the room with natural light whilst the kitchen also has a window to the front elevation and French doors opening onto the garden.

Cleverly designed to maximise space and following simple clean lines the kitchen has a range of wall and base units finished with Shaker style doors. Integrated appliances include a dishwasher and extractor fan with space for a Rangemaster cooker. There is also a utility room with a range of wall and base units, space for a fridge freezer and washing machine plus a cloakroom accessed from the hall.

You will be pleasantly surprised at the size of the first floor accommodation; there are three bedrooms, two are well proportioned doubles with the master benefitting from an en-suite shower room and fitted wardrobes. The fully tiled family shower room is fitted with a modern white suite including a walk in mains plumbed shower.

The landscaped rear garden is enclosed by timber fencing and thoughtfully planted borders, combining riven Indian sandstone patio with low-maintenance artificial lawn — perfect for entertaining or relaxed al-fresco dining. Two storage sheds and a discreet bin store add practicality. To the front, a block-paved driveway provides ample off-road parking.

Conveniently located in the heart of Mangotsfield with all the associated amenities close at hand this is the perfect home for families or professionals wanting ease of access to the A4174. Staple Hill and Downend are just a short distance away as is access onto the Bristol cycle path and Rodway Common.

