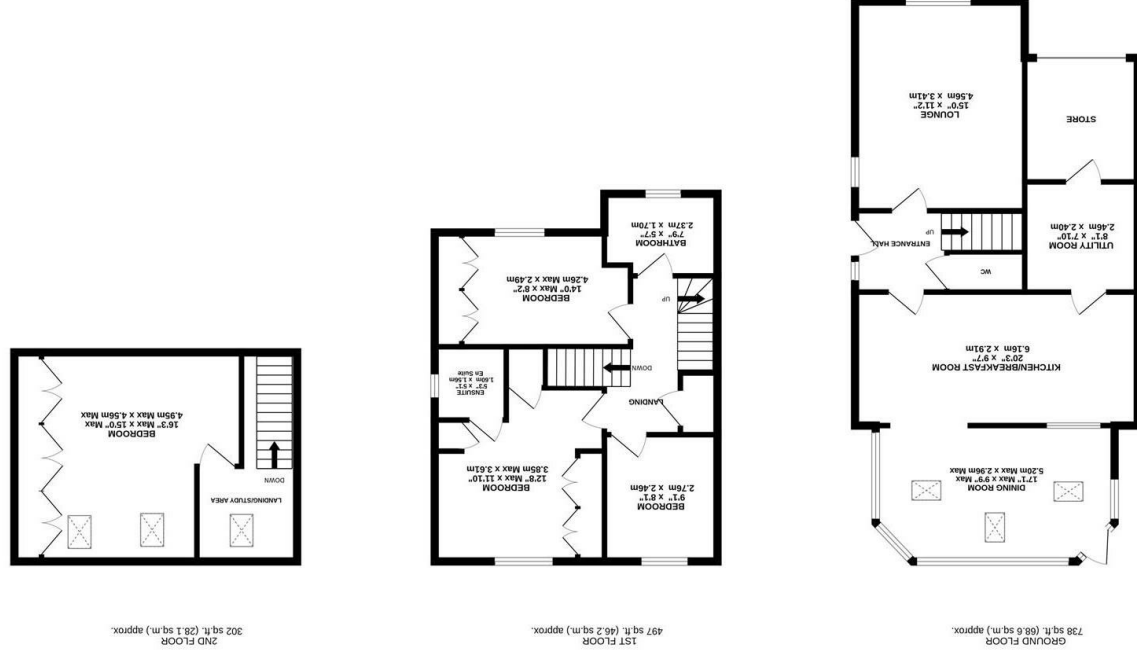


FLOOR PLAN



TOTAL FLOOR AREA : 1538 sq.ft. (142.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

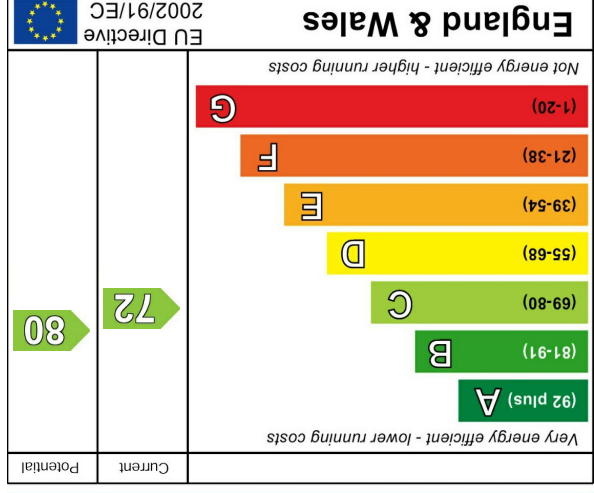
Made with Metropix v2025



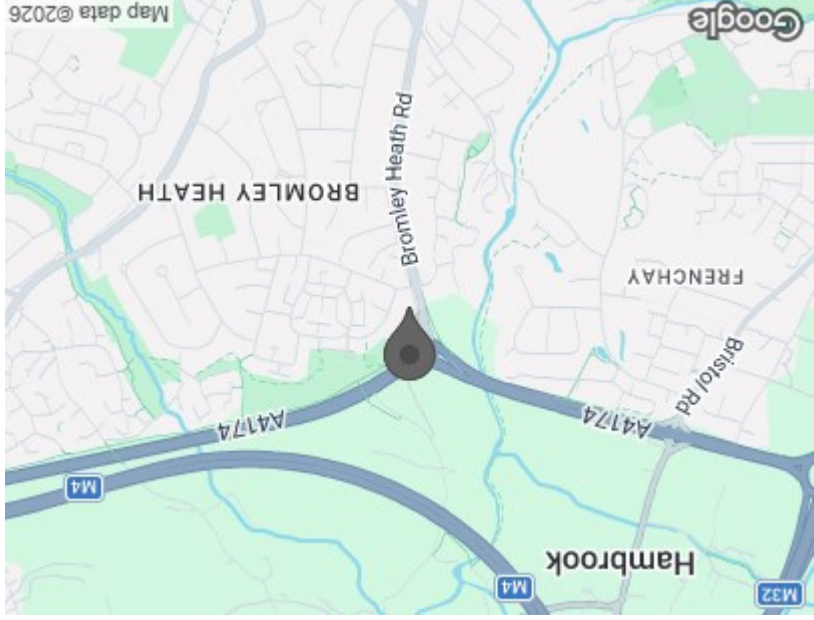
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm or employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating



AREA MAP





BROMLEY HEATH ROAD
DOWNEND, BRISTOL, BS16 6JB

£530,000

4 2 2 C

A set of four white icons on a dark background. From left to right: a bed icon with the number '4' next to it, a bathtub icon with the number '2' next to it, a sofa icon with the number '2' next to it, and a menu icon (three horizontal lines) with the letter 'C' next to it.



- Ground Floor**
- Entrance Hall**
- Lounge**
15'0x 11'2
- Kitchen/Breakfast Room**
20'3 x 9'7
- Dining Room**
17'1 max x 9'9 max
- Utility**
8'1 x 7'10
- Store**
- WC**



- First Floor**
- Bedroom**
12'8 max x 11'10
- Ensuite**
5'3 x 5'1
- Bedroom**
14'0 max x 8'2
- Bedroom**
9'1 x 8'1



- Bathroom**
7'9 x 5'7
- Second Floor**
- Landing/Study Area**
6'11 x 6'9
- Bedroom**
16'3 max x 15'0 max
- External**
- Front Garden**
- Off Road Parking**
- Rear Garden**



M.Coleman Estate Agents are thrilled to present this beautifully appointed four-bedroom detached family home, thoughtfully arranged over three floors and located in a popular area. Offering stylish interiors, versatile living space and a generous rear garden, this property is perfectly suited to modern family life.

On entering the property, a welcoming hallway provides access to a dual aspect lounge with double-glazed windows to the front and side aspect; a warm and homely atmosphere is created by an electric fire set into a stone surround. The heart of the home is undoubtedly the open-plan kitchen and extended dining/family room to the rear, creating a seamless flow ideal for both entertaining and everyday living.

The kitchen is fitted with a contemporary range of wall and base units, finished with granite work surfaces and a host of integrated appliances including eye-level double ovens, microwave, gas hob, extractor, dishwasher and under-counter fridge. A useful utility room offers additional storage plus space for an American-style fridge/freezer, washing machine and tumble dryer; it also gives access to a store with power and lighting.

A convenient cloakroom/WC is also located on the ground floor.

The first floor is home to three bedrooms, the principal bedroom features fitted wardrobes and a sleek en-suite shower room. A further double bedroom and a single bedroom are serviced by the modern family bathroom, which comprises a white three-piece suite and a mains plumbed shower over the bath.

Stairs rise to the top floor where a generous landing, currently used as a study space, leads to a spacious fourth bedroom with pitched ceilings, Velux-style windows and fitted wardrobes.

Externally, the mature rear garden offers defined seating areas, well-stocked borders and a useful storage shed.

Enclosed by mature hedging the front has a lawned area and driveway providing parking for several vehicles.

