



MALMAINS DRIVE
FRENCHAY, BRISTOL, BS16 1PQ
PRICE GUIDE £600,000

3 2 1 D

A row of four white line-art icons on a dark background. From left to right: a bed icon with the number '3' to its right, a bathtub icon with the number '2' to its right, a sofa icon with the number '1' to its right, and a dining table icon with the letter 'D' to its right.



GROUND FLOOR

Entrance Hall

Lounge
17'10" x 11'10"

Conservatory
10'7" x 9'7"

Kitchen/Breakfast Room
17'10" x 9'10"

Bedroom One
14'7" x 10'10"

Bedroom Two
11'8" x 10'11"

Bedroom Three
17'10" x 7'3"

Family Bathroom
7'11" x 6'5"

Shower Room
8'6" x 3'5"

OUTSIDE

Front Garden

Off Street Parking

Rear Garden



NO ONWARD CHAIN

Nestled in the sought after area of Malmains Drive in Frenchay, Bristol, this charming detached bungalow offers a delightful blend of comfort and convenience. The property is positioned in a generous plot with ample off street parking to the front and a stunning south facing garden to the rear making it the perfect choice for those looking to downsize within this welcoming neighbourhood.

Upon entering, the hallway gives access to all rooms and benefits a handy storage cupboard. The spacious lounge is located to the rear of the property and provides a warm and inviting atmosphere with a feature fireplace, ideal for relaxation or entertaining guests. Patio doors lead to a conservatory overlooking the garden.

The heart of the home is the kitchen dining room, which is designed to be both functional and sociable. The kitchen offers a range of wall and base units completed with white high gloss doors and brushed stainless steel handles. Integrated appliances include a fridge/freezer and dishwasher, plus there is space for an electric cooker and undercounter space for a washer dryer.

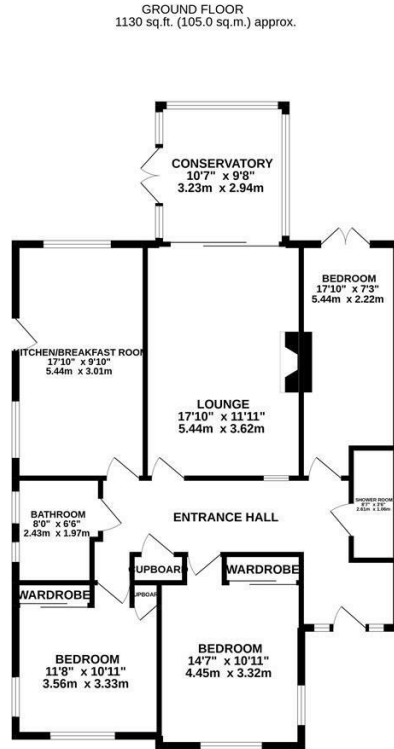
This bungalow boasts two bathrooms, the main family bathroom benefits a four piece fully tiled suite, plus a separate three piece shower room, ensuring ample facilities for all residents and visitors and enhancing practicality of everyday living.

Outside, the property features off-road parking for several vehicles, a valuable asset in this desirable location. To the rear is an impressive south facing garden laid predominately to level lawn and a paved patio adjacent to the conservatory. Additionally, there is the added bonus of a summer house and greenhouse.

Frenchay is located approximately 4 miles North East of the City and offers excellent transport links via the M32, M4, M5 corridor, plus the metro bus stop is a short walk away making it a perfect choice for those looking to enjoy the best of both suburban tranquillity and urban convenience.

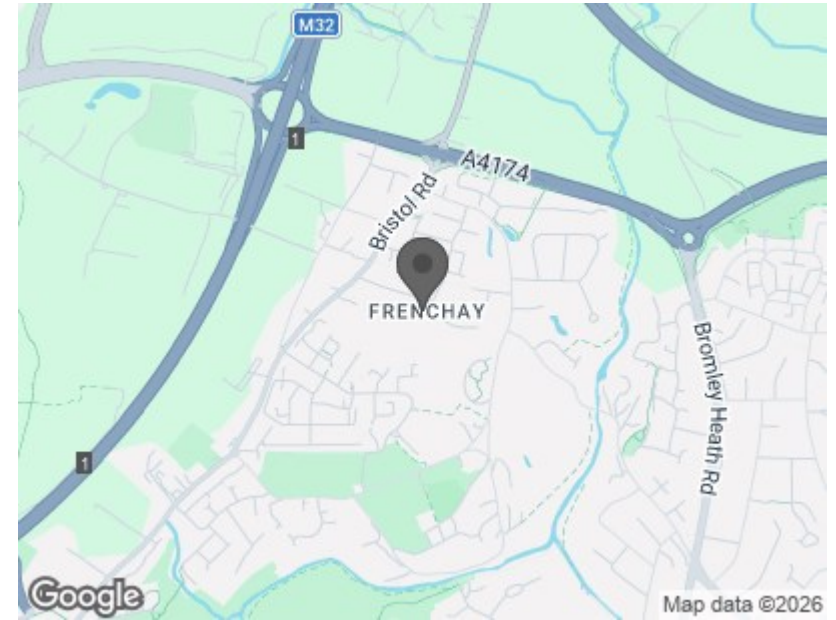


FLOOR PLAN



TOTAL FLOOR AREA: 1130 sq ft. (105.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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.
Made with Metropix 10/2022

AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.