



LEAP VALLEY CRESCENT
, BRISTOL, BS16 6TN

£525,000





Ground Floor

Hall

Sitting Room

18'11" x 14'11"

Kitchen/Breakfast Room

17'3" x 11'10"

Bedroom One

13'11" x 12'11"

Bedroom Two

13'11" x 10'10"

Bedroom Three

12'11" x 9'10"

Bathroom

5'4" x 5'2"

WC

5'4" x 2'11"

External

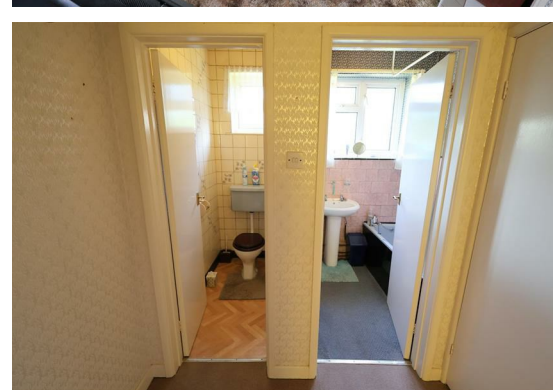
Front Garden

Rear Garden

Drive

Garage

Store



NO ONWARD CHAIN

M Coleman Estate Agents are delighted to present to the market this charming three bedroom detached bungalow enjoying delightful green views across the Leap Valley. A much loved home for 60 years, the property now offers an exciting opportunity for a new owner to update and personalise to their own taste, with well-balanced accommodation arranged over a single level.

Attractive arched porch leads into a spacious and welcoming hallway, immediately conveying the sense of space throughout. Positioned to the front, the generous sitting room is bathed in natural light from a large picture window and further benefits from French doors opening onto the front garden. To the rear, the kitchen is fitted with a range of traditional wall and base units and offers space for a range of appliances. French doors open directly onto the garden, creating an easy connection between indoor and outdoor living. All three bedrooms are well-proportioned doubles, offering excellent versatility for a variety of needs with the third bedroom previously used as a study. The bathroom is fitted with a bath, basin and electric shower over; a separate WC adjacent presents potential to combine and create a larger, contemporary bathroom.

Externally, the property truly excels. The rear garden is a particular feature, a patio leads onto a level lawn, surrounded by well-stocked borders and an array of mature plants, shrubs and trees. A pathway leads to the far end where a number of established fruit trees can be found. Gated side access is available on both sides.

The front is enclosed by a brick wall and offers an additional lawn with mature planting. A gated driveway provides off-street parking and leads to a detached garage.

Ideally situated between Emersons Green and Downend, the property offers convenient access to a wide range of amenities, major transport links and the beautiful Leap Valley conservation area, making this a wonderful opportunity in a highly sought-after location.

