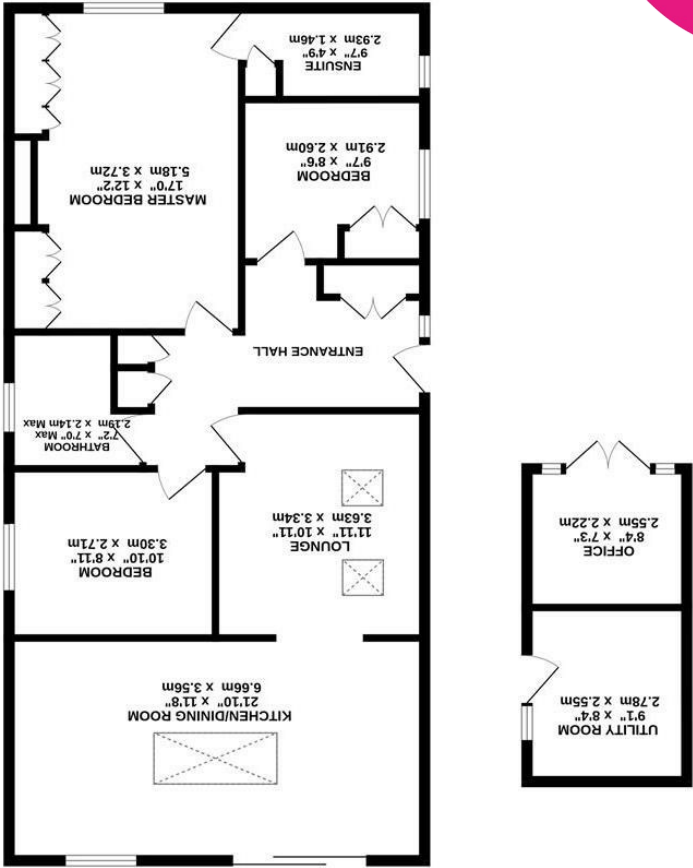




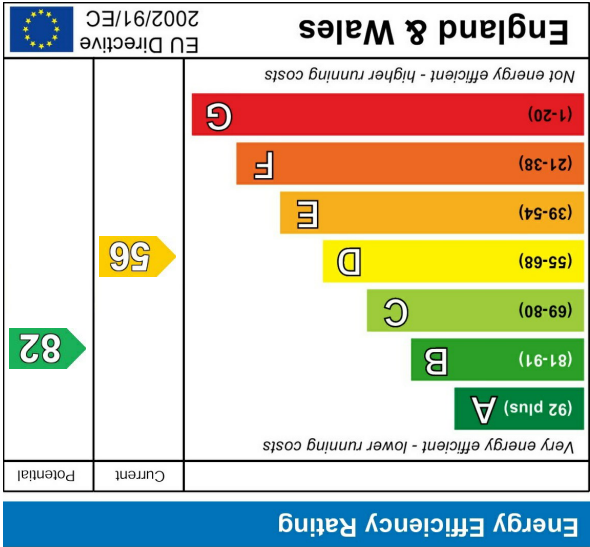
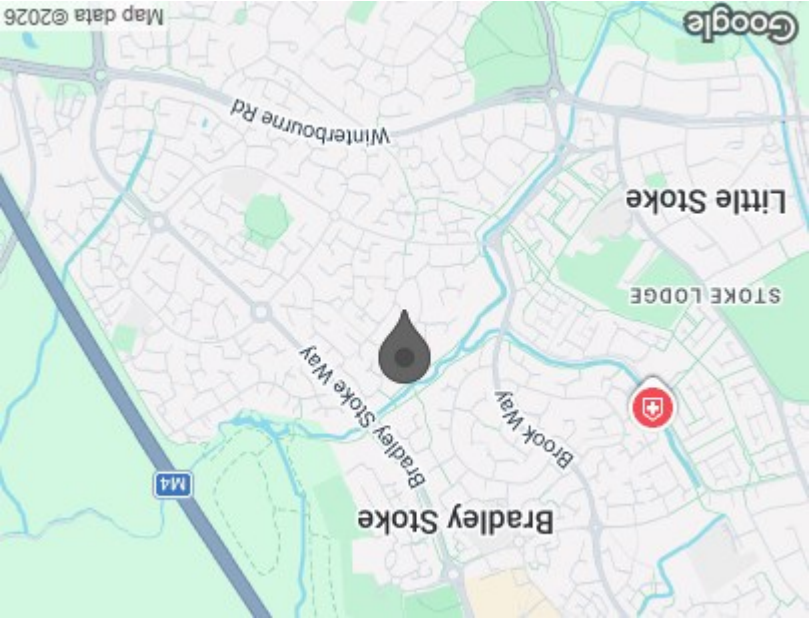
FLOOR PLAN



GROUND FLOOR
1112 sq. ft. (103.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
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AREA MAP



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



SHERBOURNE AVENUE
BRADLEY STOKE, BRISTOL, BS32 8BB
£550,000





GROUND FLOOR

Entrance Hall

Lounge

11'11 x 10'11

Kitchen Dining Room

21'10 x 11'8

Bedroom One

17'0 x 12'2

En-Suite Shower Room

9'7 x 4'9

Bedroom Two

10'10 x 8'11

Bedroom Three

9'7 x 8'6

Family Bathroom

7'2 x 7'0



EXTERNAL

Rear Garden

Home Office

8'4 x 7'3

Utility Room

9'1 x 8'4

Off Road Parking



M Coleman Estate Agents are delighted to bring to the market this beautifully remodelled and extended three bedroom detached bungalow, occupying a desirable position at the head of a popular cul-de-sac. Extensively improved by the current owners, the property has been thoughtfully transformed to create a stylish and contemporary home with an excellent balance of living and entertaining space. The entrance has been relocated to the side of the property, opening into a welcoming hallway where the attractive wooden herringbone flooring immediately sets the tone for the quality and attention to detail found throughout. The flooring continues into the lounge, which features an electric-effect wood burner and two Velux-style windows, creating a light and airy feel. A squared archway leads through to the impressive extended kitchen/dining room.

The kitchen has been designed around clean, simple lines and is fitted with a comprehensive range of wall and base units, complemented by solid wood block worktops. Integrated appliances include a full-height fridge and freezer, dishwasher, eye-level double oven and gas hob, whilst a useful pantry cupboard provides additional storage. Patio doors open directly onto the rear garden, making this a superb space for both everyday living and entertaining.

There are three well-proportioned bedrooms, with bedroom one benefiting from an extensive range of built-in wardrobes and a stylish ensuite shower room. A family bathroom completes the internal accommodation and features a three-piece suite with a mains-plumbed shower over the bath.

Outside, the rear garden incorporates a resin-bound patio, artificial lawn and a fabulous covered area housing an impressive outdoor kitchen with concrete worktops and space for a hot tub. To the front, there is off-road parking for several vehicles, whilst the former garage has been cleverly divided to create a useful home office and a utility room, with the latter accessed from the garden.

