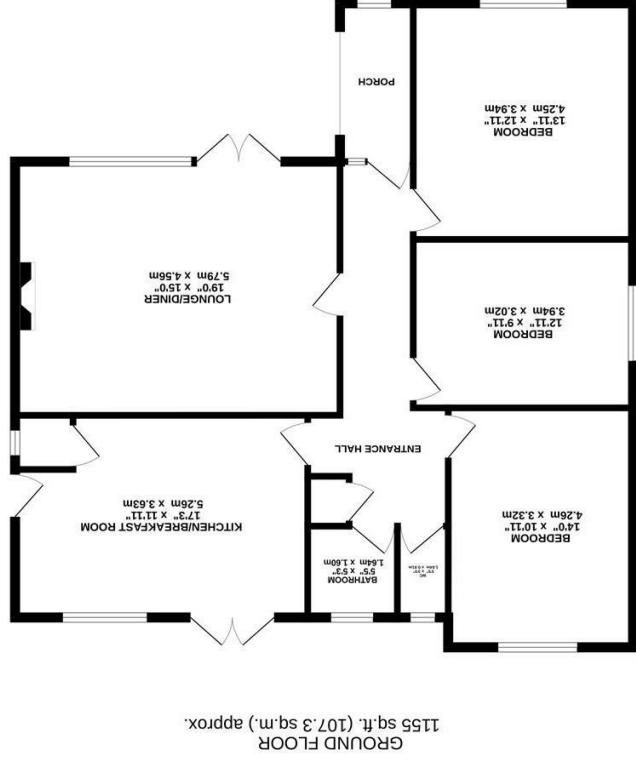


## FLOOR PLAN

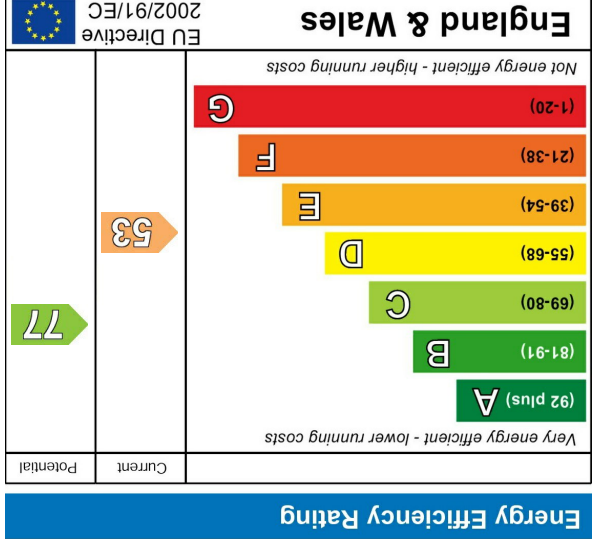
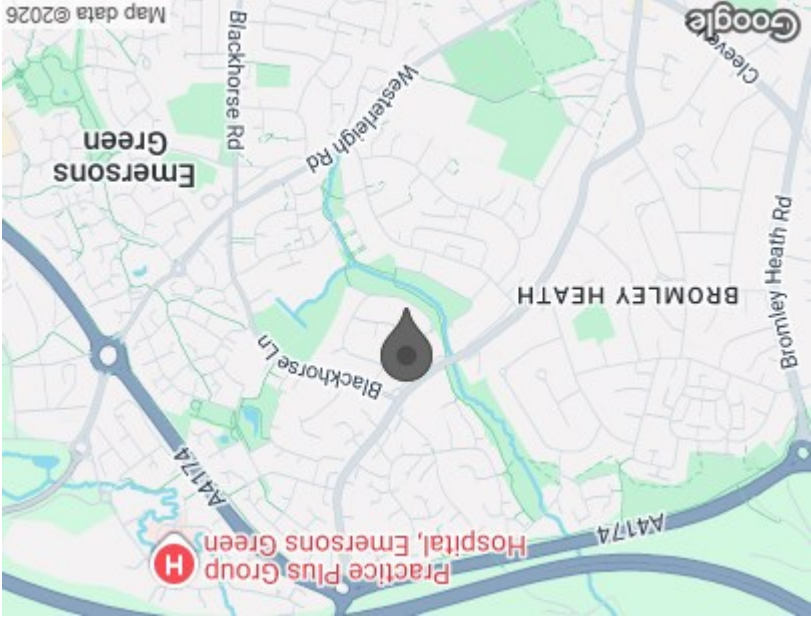


These plans are intended to provide a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person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



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## AREA MAP





**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

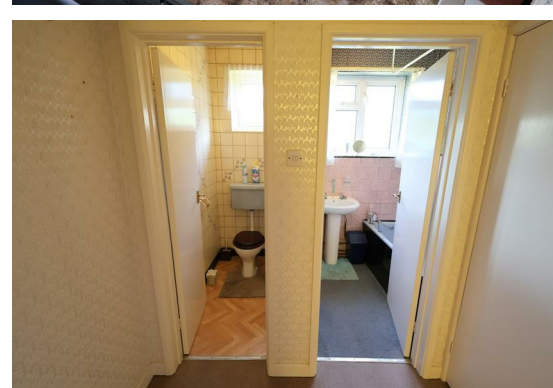
### Front Garden

### 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.

