





**SALMONS WAY**  
**EMERSONS GREEN, BRISTOL, BS16 7DJ**  
**ASKING PRICE £575,000**





- Ground Floor**
- Entrance Porch**
- Entrance Hall**
- Sitting Room**  
17'7 x 11'3
- Kitchen**  
14'7 x 8'5
- Dining Room**  
11'3 x 9'11
- Sun Room**  
11'7 x 10'5
- Utility**  
6'5 x 5'5
- Ground Floor WC**  
5'7 x 4'10
- First Floor**
- Bedroom One**  
15'5 x 11'9
- Ensuite Shower Room**  
8'7 x 6'0
- Bedroom Two**  
12'10 x 8'9
- Ensuite Shower Room**  
5'3 x 5'1
- Bedroom Three**  
12'2 x 8'10
- Bedroom Four**  
12'1 x 7'3
- Bathroom**  
8'10 x 6'6
- Outside**
- Front Garden**
- Rear Garden**
- Garage**
- Off Street Parking**



M Coleman Estate Agents are delighted to offer for sale this stylish detached four bedroom family home. This attractive property certainly has 'kerb appeal' and presents the perfect opportunity for those looking for a spacious, modern property.

The welcoming entrance hall has Kardean flooring and gives access to a charming sitting room with a feature fire surround housing coal effect gas fire. The open plan kitchen/dining room has been thoughtfully designed to maximise all available space, there are a range of base units finished with charcoal grey Shaker style doors; Brushed steel handles, sleek white worktops and a composite sink with Quooker tap lend a contemporary twist. Integrated appliances include an eye level double electric oven, induction hob, extractor fan, fridge/freezer and dishwasher. The dining room extends into a sun room with bi-folding doors opening onto the garden. A utility room and cloakroom completes the ground floor. You will be pleasantly surprised at the size of the first floor accommodation with bedrooms one and two both offering ensuite shower rooms and fitted wardrobes, bedroom three is also a generous size and bedroom four is currently used by our seller as a dressing room.

The luxurious family bathroom is fully tiled and has a white three piece suite with freestanding bath, wall hung vanity unit with sink and WC.

The rear garden is fully enclosed creating a very safe and secure environment for those with young children. The space is predominantly laid to lawn with mature borders creating what we believe is a fairly low-maintenance space to relax and enjoy with friends or family. To the front is a drive offering off road parking and leading to the integral garage which has power and lighting.

Please be advised the owner of this property is employed by M Coleman Estate Agents

