



## 201 Frenchay Park Road, Frenchay, Bristol, BS16 1LF

Extended detached within popular Frenchay location | Five bedrooms | 24ft lounge/diner | 27ft family room

Utility/study | Large family bathroom and 2 en-suites | Double garage with electric doors | Large brick paved driveway

**Asking Price: £595,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## **Frenchay Park Road, Frenchay, BS16 1LF**

Hunters are proud to offer for sale this fantastic extended family home located within the sought after area of Frenchay. The property offers an enviable position with a countryside feel backing onto open fields whilst offering fantastic transport links into Bristol city centre, motorway access and The Avon Ring Road. The conversation area of Frenchay Village and it's common are a short walk away with several major business close by which include: UWE, MOD, Hewlett Packard and Bristol Business Park. The property has been well served by it's current owners and has been a much loved family home, as it will hopefully be for the next family. The main attraction of this home has to be the amount of living space it has to offer which comprises to the ground floor: entrance hallway, cloakroom, 24ft lounge/diner, kitchen/breakfast room, utility/study and a 27ft family room which is currently used as a games room. To the first floor can be found five generous size bedrooms, (Bedroom 1 & 2 with en-suites) and a family bathroom with walk in shower cubicle. Externally there are well tended lawns to rear, side and front,, backing and sideways onto open fields, double garage with 2 electric up and over doors and a brick paved driveway providing ample off street parking.

### **ENTRANCE HALL**

Via an opaque UPVC double glazed door leading to:

### **HALLWAY**

Dado rail, radiator, built in cupboard housing alarm control panel, telephone point, stairs rising to first floor, doors leading to lounge/diner, kitchen/breakfast room, study/utility & cloakroom.

### **CLOAKROOM**

Opaque UPVC double glazed window to side, white suite comprising: close coupled W.C, vanity unit with wash hand basin, tiled floor, part tiled walls.



### **LOUNGE/DINER**

7.42m (24' 4") x 3.78m (12' 5")

UPVC double glazed bow window to front, coved ceiling, double and single radiators, sliding doors leading to:



### **FAMILY ROOM**

8.48m (27' 10") x 5.16m (16' 11")

Currently used as a games room, double glazed windows to rear and side, 2 double radiators, double glazed patio door leading out to rear garden.



### **KITCHEN/BREAKFAST ROOM**

15' x 3.00m (9' 10")

UPVC double glazed windows to rear and side, range of white high gloss wall and base units, granite work tops with matching upstands and window sills and incorporating a breakfast bar, built in Neff double oven and 5 ring gas hob, stainless steel extractor fan hood, integrated dishwasher, fridge freezer, Franke 1 1/2 stainless steel sink bowl unit with mixer tap, tiled walls and floor, double radiator, LED downlighters, opaque UPVC double glazed to side leading out to garden.



### UTILITY/STUDY

5.31m (17' 5") x 1.96m (6' 5")

UPVC double glazed window to side, space for desk, utility space with space and plumbing for washing machine, work top with space for fridge & freezer under.



### LANDING

UPVC double glazed window to front, spindled balustrade, loft hatch with pull down ladder (loft fully boarded), built in airing cupboard housing hot water tank, built in linen cupboard, doors leading to:

### BEDROOM ONE

5.16m (16' 11") X 15"

Double glazed window to rear and side, double radiator, fitted wardrobes with matching cupboards, drawers and dressing table, door to:



### EN-SUITE

Velux skylight window, white suite comprising: vanity unit with wash hand basin inset, close coupled W.C, bidet, large walk in shower enclosure with glass screen and mains controlled shower system with jet system, tiled walls and floor, LED downlighters, chrome heated towel radiator.



### BEDROOM TWO

3.81m (12' 6") x 3.51m (11' 6")

UPVC double glazed window to front, radiator, fitted wardrobes with over head cupboards and matching dressing table, radiator, door leading to:



### EN-SUITE

White suite comprising: close coupled W.C, vanity unit with wash hand basin inset, shower cubicle housing mixer shower system with drench head, LED downlighters, tiled walls and floor, chrome heated towel radiator.



### BEDROOM THREE

17' x 3.78m (12' 5")

Double glazed window to rear, fitted wardrobes with matching cupboards, drawers and dressing table.



### BEDROOM FOUR

3.25m (10' 8") x 2.67m (8' 9")

Double glazed window to side, radiator.



### BEDROOM FIVE

3.15m (10' 4") x 2.69m (8' 10")

Double glazed window to front, radiator, built in cupboard with hanging rail, TV point.



### BATHROOM

Opaque UPVC double glazed window to side, white suite comprising: panelled bath, vanity unit with wash hand basin and W.C inset, walk in shower cubicle housing mains controlled system with drench head, tiled walls and floor, chrome heated towel radiator, shaver point, LED downlighters.



### OUTSIDE:

#### REAR AND SIDE GARDENS

Open fields to rear and side of garden, Well tended lawns to rear and side, large patio with matching pathway to side, rockery with fishpond, access to both sides, raised plant/shrub borders, water tap, security light, enclosed by boundary fence and laurel bushes.



**FRONT OF PROPERTY**

Laid partly to lawn, patio slabbed pathway to entrance, plant/shrub borders, enclosed by boundary wall.

**DRIVEWAY**

Laid to brick paving providing off street parking for several vehicles.

**GARAGE**

Attached double garage with 2 electric up and over doors, power and light, wall mounted Worcester boiler supplying gas central heating and hot water.

**OPENING HOURS**

Monday - Friday: 9am - 6pm

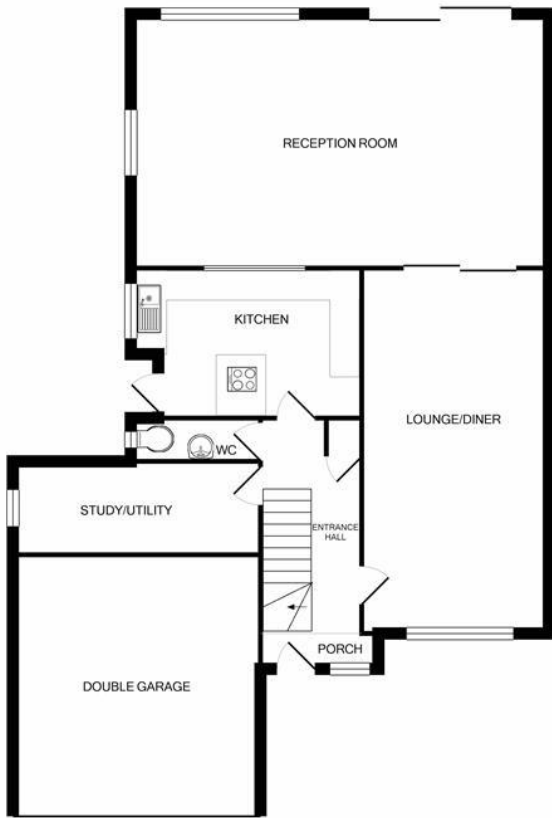
Saturday: 9am - 5pm

Sunday: Closed

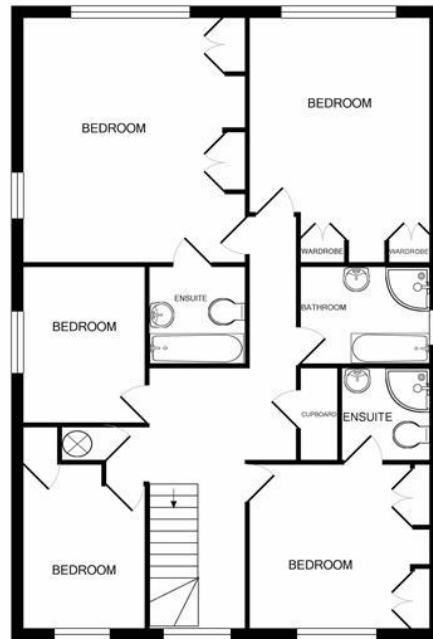
**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

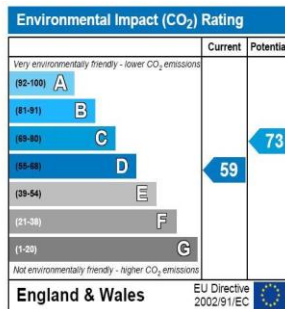
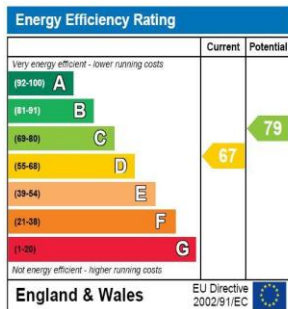
Frenchay Park Road, Frenchay, Bristol, BS16 1LF | £595,000



GROUND FLOOR  
APPROX. FLOOR  
AREA 135.4 SQ.M.  
(1457 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 107.7 SQ.M.  
(1160 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 243.1 SQ.M. (2617 SQ.FT.)  
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### Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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