



BRUNEL HOUSE BRISTOL ROAD,
FRENCHAY, BS16 1LQ

GOODMAN
& LILLEY







BRUNEL HOUSE BRISTOL ROAD

FRENCHAY BS16 1LQ

OFFERS IN EXCESS OF £900,000

A superb nearly new five bedroom detached family home set within the sought after village of Frenchay and offering contemporary, individual and substantial accommodation with the added benefit of an attached garage, secure gated driveway parking and enclosed rear garden.

A wonderful family home in a super position.

Viewing is highly recommended to fully appreciate the well planned accommodation on offer here.

Services: Mains Gas, Water and Electric.

Location

Quietly situated in the sought-after village of Frenchay, a North East suburb in Bristol and an active and growing community with many green open spaces, the house provides commuter access to London, Bath and Cardiff via the M32 and M4 Motorway networks. Further amenities include Frenchay UWE campus, the MOD and various shopping and leisure facilities. The hub of the village is the iconic Common which historically provided sporting opportunities. Nowadays, Frenchay boasts a range of sporting activities such as tennis, cricket, rugby, football and golf, whilst idyllic walks can be enjoyed alongside the River Frome and the new Dings Rugby Club.

Accommodation

Ground Floor

This excellent home offers generous space set over two floors and is finished to an exceptional standard throughout with Miele appliances, Granite work surfaces and Amtico flooring. The ground floor consists of a 24ft sitting room, family room opening into a wonderful open plan kitchen / dining area which comes complete with integrated appliances, all set around a central island – harmoniously providing space to prepare food, storage and integrated dining space which accentuate this developments' future-proof craftsmanship. Both the kitchen / dining area and family room open out via modern Bi-fold doors to the garden and patio. The ground floor accommodation is finished by a cloakroom and utility room.

First Floor

There is a full height entrance hall with stairs that lead up to a gallery landing with built in storage and feature doors to all bedrooms. Located on the first floor are four generously sized double bedrooms – two with fully tiled and fitted en suite facilities and a further luxury main bathroom. This floor also includes a cinema room / study or potentially a fifth bedroom if required.

Outside

Front Garden

The front of the house is accessed via up graded electric wooden gates to a generous brick paved area providing ample parking, turn space and access to the garage, fully enclosed.

Rear Garden

The rear garden is great space with lawn and patio areas which is fully enclosed by wall and fencing.

Specification & Features

Electrical low energy LED throughout, low level lighting system, brushed stainless sockets and switch outlets with USB ports. Internally, the high specification allows for modern conveniences such as Heatmiser underfloor heating throughout the property.

Home Network & WiFi:- The property has data points to each TV location and one to hardwire a PC or laptop within the office, plus extra points throughout the house.

Music System:- The house has a wireless music system installed. High quality but discreet ceiling speakers have been placed in the kitchen, living room, family room and master bedroom. The system can be controlled via a smartphone or iPad.

CCTV & Intruder Alarm:- 3 HD Dome cameras cover all aspects of the house and garden and images are recorded and easily viewed. An intruder alarm gives peace of mind with sensors across the property.

All properties boast a 10 year new build guarantee. They also include a comprehensive specification to include all floor finishes, underfloor heating and a fully designed LED lighting scheme within all principle rooms.

Local Schools

Frenchay has the benefit of a range of popular schools including Church of England Primary, Begbrook Primary, Frome Vale Primary and Bromley Heath Infants & Juniors. Older children can also choose from several rated schools, including Fairfield High, Abbeywood Community School and Downend School. Bristol also has excellent independent education opportunities, with Colston and Gracefield Prep School in close proximity to this location.



- Detached Home
- High Quality Finish
- Utility Room

- Five Bedrooms
- 24 ft Sitting Room
- Gated Driveway Parking

- Open Plan Living
- Downstairs Cloakroom
- Garage



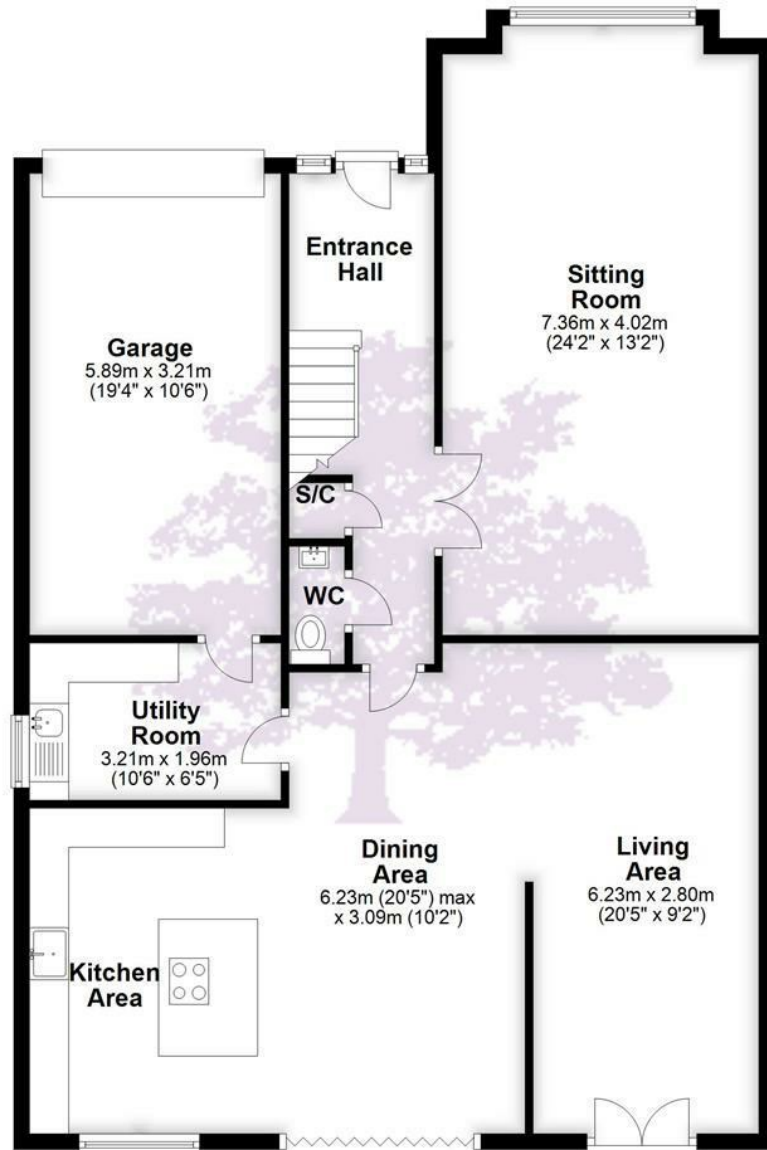


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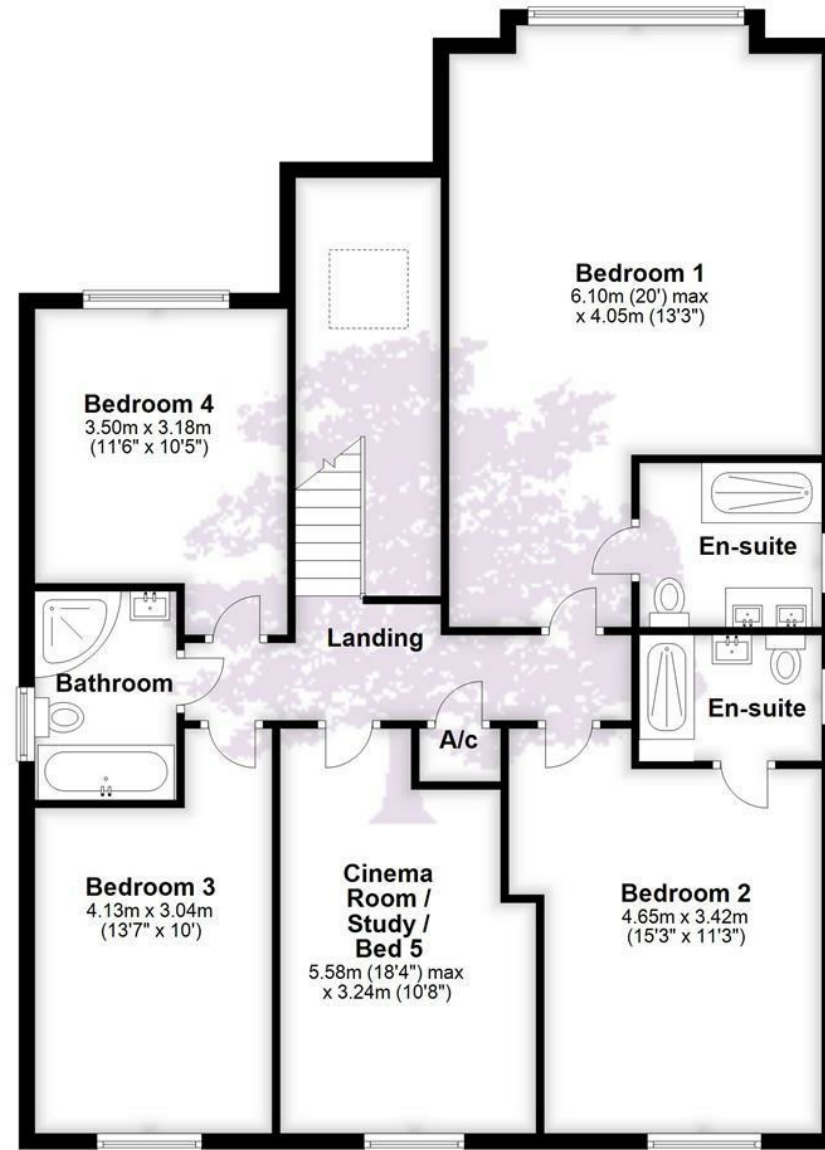
Ground Floor

Approx. 110.4 sq. metres (1188.3 sq. feet)



First Floor

Approx. 108.7 sq. metres (1170.5 sq. feet)



Total area: approx. 219.1 sq. metres (2358.8 sq. feet)

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