

HUNTERS[®]

HERE TO GET *you* THERE



Riverwood Road

Frenchay, Bristol, BS16 1NX

£725,000



Council Tax: F



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DESCRIPTION

Hunters are delighted to bring to the market this attractive dressed stone detached home with an outstanding large mature garden. Positioned within the prestigious Riverwood Development in the highly sought after Village of Frenchay. The property offers spacious well presented living accommodation which comprises in brief to the ground floor: entrance porch, hallway, cloakroom, lounge/snug with period style feature fireplace, 16ft living room with feature fireplace, 17ft dining room with patio doors leading out to rear garden and a oak kitchen/breakfast room. To the first floor can be found 3 double size bedrooms and bathroom.

Externally the property benefits from having a good size front garden with an imprinted concrete driveway providing off street parking, garage and lean-to to side connecting the house to the garage with access to both front and rear gardens and a beautiful large rear garden which is sectioned in to 2 parts, first part consisting of patio with electric canopy which leads to an immaculate lawn and back part of the garden providing a mature area with various wild flowers and fishponds.

The Riverwood Estate is a small development positioned within the highly sought location of Frenchay, a short walk to the conservation area of Frenchy Village with it's beautiful semi-rural location and picturesque Common which provides fantastic river walks along the Frome Valley walkway.

The area offers excellent transport, being a short drive into Bristol city Centre and easy access onto the Ring Road and motorway networks, whilst being in close proximity of the Metro Bus, Abbeywood and Parkway Train Stations and the Cycle Path. Local amenities can be found a short distance away on Downend High street with array of shops, coffee shops and restaurants and a short walk to Frenchay Primary school.

ENTRANCE PORCH

Access via a composite double glazed door, hardwood glazed door with side window panel leading through to hallway.

HALLWAY

Engineered oak floor, double radiator, stairs rising to first floor, doors leading to: cloakroom, snug, living room and kitchen.

CLOAKROOM

Close coupled W.C, wash hand basin, oak effect floor, tiled walls, extractor fan, LED downlighters.

LOUNGE/SNUG

12'6" x 9'10" (3.81m x 3.00m)

UPVC double glazed window to front, coved ceiling, picture rail, ceiling rose, double radiator, engineered oak floor, cast iron period style fireplace with Granite hearth and wood mantel surround.

LIVING ROOM

16'11" x 11'3" (5.16m x 3.43m)

UPVC double glazed window to front, engineered oak floor, 2 radiators, TV point, feature marble fireplace with gas coal flame effect fire inset, opening leading through to dining room.

DINING ROOM

17'2" x 8'8" (5.23m x 2.64m)

Engineered oak floor, 2 radiators, engineered oak floor, feature painted beamed ceiling, double glazed patio doors leading out to rear garden.

KITCHEN

12'9" x 9'10" (3.89m x 3.00m)

UPVC double glazed window to oak wall and base units with matching breakfast bar and upstands, tiled splash backs, 1 1/2 ceramic sink bowl unit with mixer tap, built in double electric oven, Neff microwave, Neff induction hob, extractor fan hood, integrated washing machine and

dishwasher, oak effect floor, LED downlighters, opaque UPVC double glazed door leading out to a side covered walk way.

COVERED WALK WAY

Double polycarbonate roof, door to front garden, stable style door to rear garden, courtesy door to garage.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed windows to rear and side, loft hatch, doors leading to bedrooms and bathroom.

BEDROOM ONE

17'0" c 11'5" (max) (5.18m c 3.48m (max))

Dual aspect UPVC double glazed windows to front and rear, coved ceiling, ceiling rose, picture rail, 2 double radiators, range of fitted bedroom furniture to include wardrobes with matching drawers.

BEDROOM TWO

12'8" x 9'10" (3.86m x 3.00m)

UPVC double glazed window to rear, coved ceiling, double radiator.

BEDROOM THREE

12'5" x 9'11" (3.78m x 3.02m)

UPVC double glazed window to front, coved ceiling, double radiator.

BATHROOM

Opaque UPVC double glazed window to rear, panelled bath with glass shower screen, mains shower system with drench head, vanity unit with wash hand basin inset, close coupled W.C, heated towel rail, tiled effect floor, tiled walls, LED downlighters,

OUTSIDE:

REAR GARDEN

Large established gardens currently divided in to 2 sections, large patio with electric remote controlled sun canopy, leading down to a good size well tended lawn, well stocked plant and shrub borders, water tap, 2 security lights, gated access to a mature section of the garden where there can be found an array of plants, shrubs and wild flowers, timber framed summerhouse with electric, area laid to stone chippings, fishpond and wildlife pond, garden enclosed by boundary fencing.

FRONT GARDEN

Pathway to entrance with 2 areas either side laid to stone chippings, variety of plant and shrub borders, enclosed by boundary wall.

DRIVEWAY

Avon Cobblestone imprinted concrete driveway with matching pathways, off street parking for 2 cars.

GARAGE

Single detached, electric roller door, power and light.



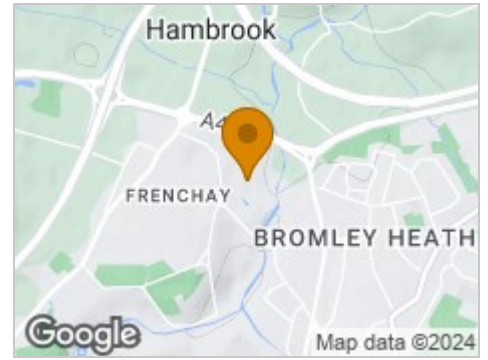
Road Map



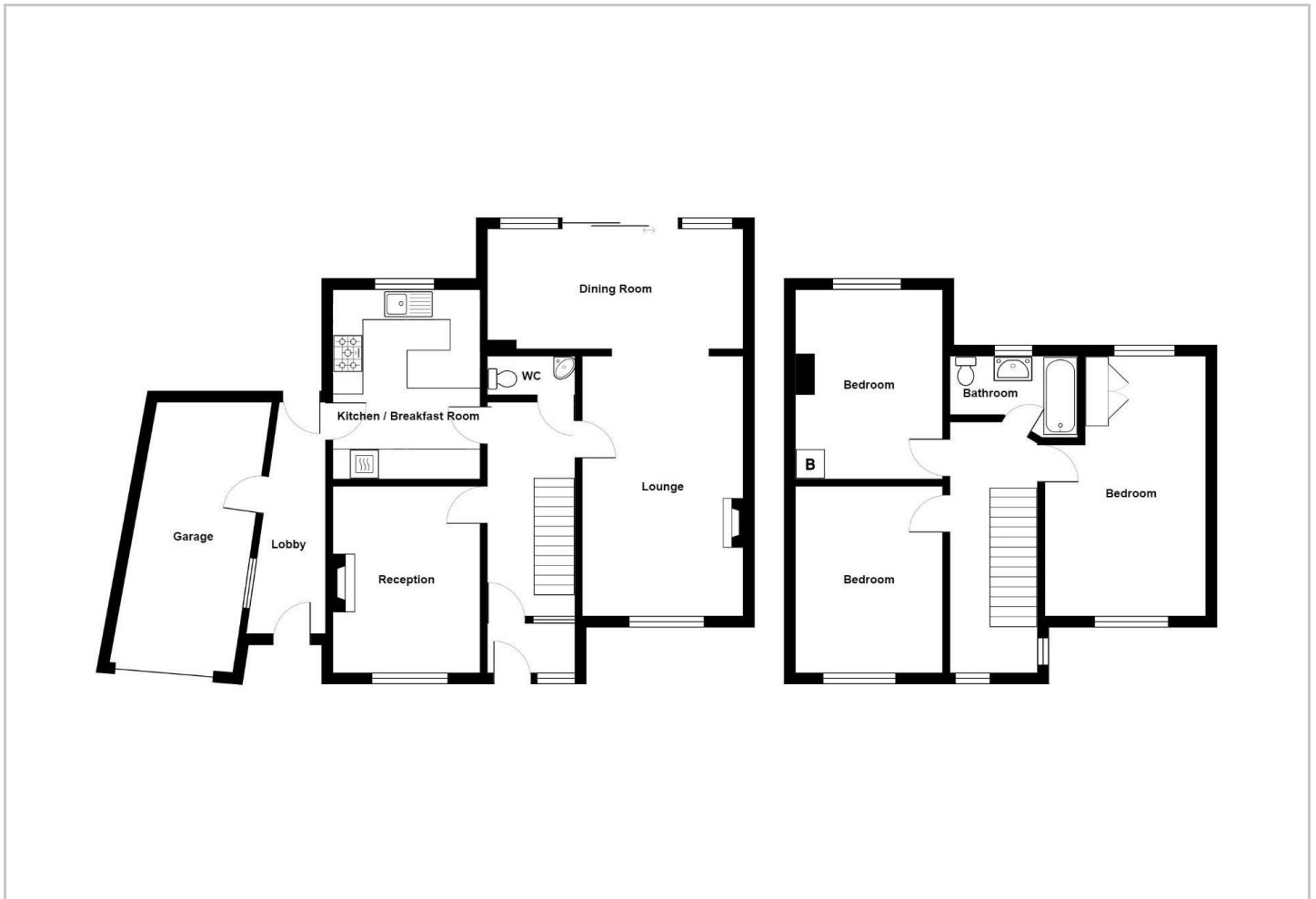
Hybrid Map



Terrain Map



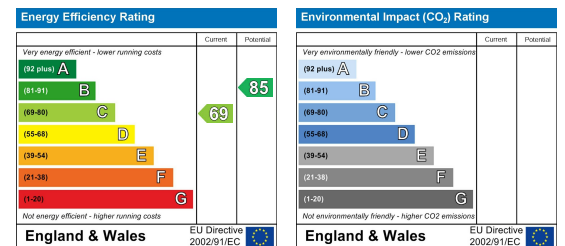
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.