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Homestead Gardens

Frenchay, Bristol, BS16 1PH

£700,000



Council Tax: F



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DESCRIPTION

A fantastic opportunity to acquire this substantial detached four bedroom property on the popular cul-de-sac, Homestead Gardens, in the sought after village of Frenchay, within easy reach of Frome Valley walks and Frenchay Common. Being sold with no onward chain. The property in brief offers lounge, kitchen, dining room, study, Cloakroom to the ground floor. To the first floor there are four double bedrooms, one with en-suite and family bathroom. Externally the property offers a private rear garden, a large frontage with a brick paved driveway providing off street parking for several cars and a detached double garage.

ENTRANCE VESTIBULE

Via a hardwood glazed door, coved/cornice ceiling, radiator, oak effect laminate floor, doors to study and hallway.

STUDY

9'10" x 6'11" (3.00m x 2.11m)

UPVC double glazed window to side and front, coved ceiling, oak effect laminate floor, double radiator.

HALLWAY

Coved ceiling, double radiator, under stair storage cupboard with window to side and housing gas and electric meters, turning staircase rising to first floor, doors leading to: cloakroom, lounge, dining room and kitchen.

CLOAKROOM

Opaque UPVC double glazed window to side, close coupled W.C, wash hand basin, tiled splash backs, tiled floor.

LOUNGE

17'11" x 12'10" (5.46m x 3.91m)

Two UPVC double glazed windows to front, coved ceiling, 2 double radiators, aluminium double glazed patio door to side leading out to side of property, feature fireplace with tiled hearth and display plinth, electric fire inset, 3 wall lights.

DINING ROOM

12'5" x 12'4" (3.78m x 3.76m)

Dual aspect UPVC double glazed windows to rear and side, coved ceiling, oak effect laminate floor, service hatch to kitchen.

KITCHEN

12'4" x 12'4" (3.76m x 3.76m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating a double stainless steel sink bowl unit with mixer tap, tiled splash backs, radiator, space for cooker (electric cooker point), space for washing machine and dishwasher, space for fridge freezer, extractor fan, wall mounted Worcester combination boiler, opaque double glazed door leading out to side of property.

FIRST FLOOR ACCOMMODATION:

LANDING

Opaque UPVC double glazed window to side, coved ceiling, built in cupboard, loft hatch, doors leading to bedrooms and bathroom.

BEDROOM ONE

12'10" x 12'5" (3.91m x 3.78m)

Dual aspect UPVC double glazed windows to front and side, coved ceiling fitted wardrobes.

BEDROOM TWO

12'5" x 12'5" (3.78m x 3.78m)

Dual aspect UPVC double glazed windows to rear and side, oak effect laminate floor, door to en-suite.

EN-SUITE

Shower enclosure housing electric shower system, wash hand basin, close coupled W.C, tiled floor, LED downlighters, extractor fan.

BEDROOM THREE

12'5" x 12'5" (3.78m x 3.78m)

Dual aspect UPVC double glazed windows to rear and side, fitted wardrobes, oak effect laminate floor, radiator.

BEDROOM FOUR

12'6" x 9'11" (3.81m x 3.02m)

Dual aspect UPVC double glazed windows to front and side, coved ceiling, fitted wardrobes, oak effect laminate floor.

BATHROOM

Two UPVC double glazed window to side, white suite comprising: twin gripped panelled bath with mains controlled shower system, pedestal wash

hand basin, close coupled W.C, tiled floor, LED downlighters, tiled walls and floor, radiator, shaver point.

OUTSIDE:

REAR GARDEN

Patio leading to a good size lawn, plant/shrub borders, access to both sides, enclosed by boundary brick and stone wall.

FRONT GARDEN

Laid to lawn, plant and shrub borders, enclosed by boundary fencing.

GARAGE

18'5" x 14'1" (5.61m x 4.29m)

Double detached garage, up and over door, power and light.

DRIVEWAY

Large driveway to front and side providing ample off street parking, leading up to garage.



Road Map



Hybrid Map



Terrain Map



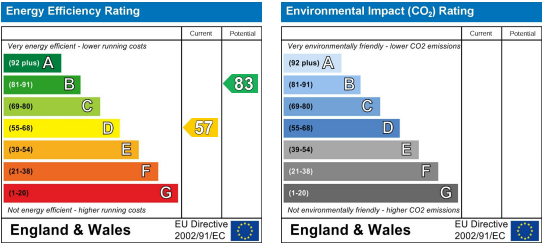
Floor Plan



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.