

HUNTERS®

HERE TO GET *you* THERE



Grove Bank

Frenchay, Bristol, BS16 1NY

£850,000



Council Tax:



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DESCRIPTION

Fantastic opportunity to own this attractive and unique detached home. Nestled in a quiet cul-de-sac in one of the most sought after locations in Frenchay. Benefitting from its own impressive private woodland, giving it a spacious and comfortable feel and outlook.

ENTRANCE

Via a leaded double glazed door, leading into an entrance porch.

ENTRANCE PORCH

Dual aspect leaded double glazed windows, radiator, terracotta tiled floor, opaque glazed panelled door leading into entrance hall.

ENTRANCE HALL

Coved ceiling, telephone point, two radiators, glazed panelled doors leading into dining room and doors leading into cloakroom, lounge, and kitchen/diner.

CLOAKROOM

Opaque leaded double glazed window to front, coved ceiling, white suite comprising W.C. and wash hand basin with chrome mixer tap and double fronted white high gloss cupboard unit below, chrome heated towel rail, tiled walls.

LOUNGE

14'0" x 13'6" (4.27m x 4.11m)

Dual aspect double glazed windows, ceiling rose, coved ceiling, feature fireplace housing a cast iron flame effect fire, TV aerial point, radiator.

DINING ROOM

18'8" x 13'9" narrowing to 9'8" (5.69m x 4.19m narrowing to 2.95m)

Leaded double glazed window to front, ceiling rose, coved ceiling, three radiators, spindled staircase leading to first floor accommodation and door leading to two ground floor bedrooms and leaded French doors leading into conservatory.

KITCHEN/DINER

18'8"x 9'8" (5.69mx 2.95m)

Leaded double glazed window to rear, ceiling with recessed LED spot lights, one and a half bowl sink drainer with chrome mixer tap, extensive range of white wall and base units with soft close doors and drawers and under pelmet lighting, incorporating an integral double electric oven with Bosch five ring induction hob with a stainless steel cooker hood over, an integral tall fridge freezer, microwave and Bosch dishwasher, square edged worksurface with upstand, radiator, leaded double glazed French doors leading into conservatory.

CONSERVATORY

34'4" (widest point) narrowing to 11'3" x 15'7" (w (10.46m (widest point) narrowing to 3.43m x 4.75m (

Dual aspect double glazed windows, polycarbonate roof, two radiators, two pairs of double glazed French doors leading into rear garden and doors leading into utility room and stairs leading to first floor room.

UTILITY ROOM

10'0" x 7'3" (3.05m x 2.21m)

Leaded double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap with tiled splash backs, range of fitted white wall and base units, roll edged worksurface, plumbing for washing machine, Worcester boiler supplying gas central heating, double glazed door leading into rear garden and door leading into garage.

INNER HALL

Door from dining room, doors leading into both ground floor bedrooms.

MASTER BEDROOM

11'8" x 11'4" (3.56m x 3.45m)

Leaded double glazed window to front, radiator, door leading into en suite.

EN SUITE

Opaque leaded double glazed window to side, white suite comprising W.C. wash hand basin with chrome mixer tap and a shower cubicle with a chrome shower system, chrome heated towel rail, tiled walls.

BEDROOM FOUR

9'3" x 7'9" (measured to wardrobes) (2.82m x 2.36m (measured to wardrobes))

Leaded double glazed window to rear, coved ceiling, range of fitted white wardrobes with hanging rails and shelving, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, airing cupboard, spindled balustrade, doors leading into both bedrooms and bathroom.

BEDROOM TWO

Leaded double glazed window to rear, coved ceiling, built in white wardrobes with hanging rails and shelving, radiator, door leading into en suite.

EN SUITE

Opaque Velux window to rear, white suite comprising W.C. wash hand basin and shower cubicle with a gold Mira shower system, radiator, tiled walls.

BEDROOM THREE

14'6" (measured to wardrobes) x 11'3" (4.42m (measured to wardrobes) x 3.43m)

Leaded double glazed window to rear, coved ceiling, range of white built in wardrobes with hanging rails and shelving, radiator.

BATHROOM

10'7" x 9'9" (3.23m x 2.97m)

Opaque double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising W.C. bidet, panelled bath with gold mixer tap and shower attachment and a separate shower cubicle, tiled walls, radiator, Dimplex electric wall heater.

FIRST FLOOR ROOM

15'9" x 17'0" (4.80m x 5.18m)

Via stairs leading from conservatory, dual aspect Velux windows, pine panelled ceiling, double glazed stained window to side, under eave storage cupboard, radiator.

OUTSIDE

FRONT

A small area of lawn with an established boundary hedge.

OFF STREET PARKING

A block paved area providing off street parking space for several cars.

REAR GARDEN

An area which is laid mainly to lawn with feature pond, wooden decking and a variety of established mature trees and shrubs, outside lighting, water tap, secure gated side pedestrian access.

Gate leading to a private wooded area leading to the River Frome with steps and a path winding down through tall trees and woodland. This area would be ideal for people interested in nature or for children to explore and have fun in.

GARAGE

18'1 (widest point) x 16'0" narrowing to 12'9" (5.51m (widest point) x 4.88m narrowing to 3.89m)

Two metal up and over doors, two storage cupboards, power and light.

TOTAL FLOOR AREA OF PROPERTY

207 Square meters



Road Map



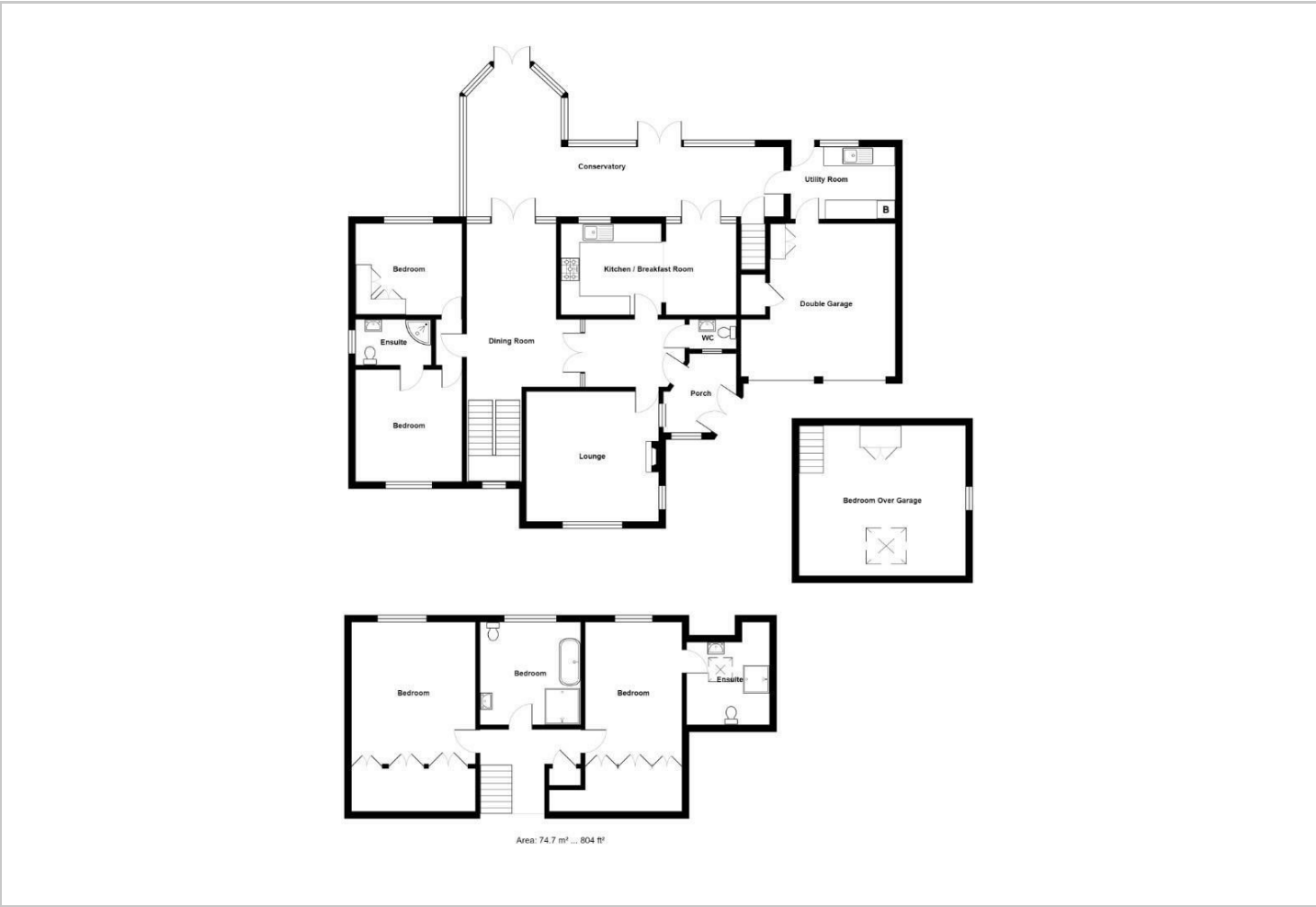
Hybrid Map



Terrain Map



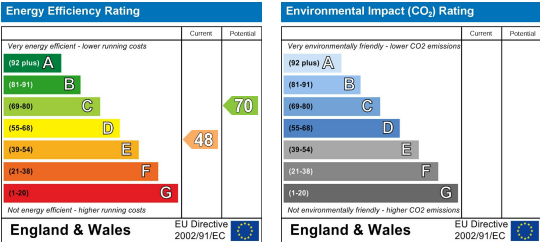
Floor Plan



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.