

HUNTERS®

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Fromeside Park

Downend, Bristol, BS16 2QL

£775,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this immaculately presented detached family home which occupies a position in the prestigious location of Fromeside Park, within walking distance of Snuff Mills and the Oldbury Court Estate which provides excellent outdoor recreational space for people of all ages.

Fromeside Park is a private cul-de-sac of individually designed homes, perfectly positioned for access to Downend's vibrant amenities, the Avon Ring Road, and major commuter routes. The area is also within easy reach of several highly regarded schools. Local conveniences include a diverse array of independent shops, supermarkets, cafés, restaurants, a library, and both medical and dental practices. Originally designed as a four-bedroom home, the property has been meticulously upgraded and is currently configured as a spacious three-bedroom home arranged over three beautifully presented levels.

On the ground floor, the welcoming entrance hall opens via glazed double doors into a generously proportioned lounge and a luxurious open-plan kitchen/diner. The kitchen is a true showpiece, featuring an extensive range of high-gloss cabinetry, a large central island, and premium integrated appliances including two electric double ovens, an induction hob, dishwasher, and fridge/freezer. Bi-folding uPVC doors lead to a terraced area with elevated views - perfect for entertaining. The lounge is equally impressive, centred around a stone feature fireplace with a flame-effect gas fire, creating a warm and inviting ambience.

To the first floor there is a modern cloakroom, a utility room, a study, and a conservatory. The utility room comes complete with a selection of Neff appliances and is fitted with a range of modern high gloss wall and base units. The conservatory overlooks the rear garden and has been enhanced with a tiled roof, underfloor heating, and air conditioning - ideal for year-round enjoyment.

To the second floor you'll find three generously sized double bedrooms and a superb "Jack & Jill" bathroom, accessible from both the landing and the master bedroom. The master bedroom is fitted with bespoke wardrobes, air conditioning and French doors opening out onto a balcony. The luxury contemporary bathroom features under floor heating, a jacuzzi bath with built in television, a walk-in shower and motion activated low level lighting. The second bedroom also benefits from air conditioning and a large modern en suite shower room.

The versatile basement level offers fantastic potential for use as home office space, or additional living space. The basement level has a large open plan living space with modern fitted kitchen units, two bedrooms, a cloakroom and shower.

Externally to the rear of the property is a stunning south facing landscaped garden with the main attraction being the swimming pool and a sunken hot tub.

To the front of the property is a large block paved area providing ample off-street parking for several vehicles which leads to a large garage with an electric up and over door.

Properties of this style and versatility are rarely available, so an early internal viewing appointment is wholeheartedly encouraged to fully appreciate what this wonderful family home has to offer.

ENTRANCE

Via an opaque and leaded uPVC door, leading into an entrance hall.

ENTRANCE HALL

Ceiling with recessed LED spot lights, coved ceiling, storage with security alarm control panel, high gloss floor tiles with under floor heating, access into lounge and kitchen/diner.

LOUNGE

24'11" x 13'5" (7.59m x 4.09m)

Ceiling with recessed LED spot lights, coved ceiling, stone built feature fireplace housing a gas log and flame effect fire, two radiators.

KITCHEN/DINER

22'6" x 13'10" (6.86m x 4.22m)

Leaded uPVC double glazed bi-folding doors to front, leaded uPVC double glazed window to rear, ceiling with recessed LED spot lights, coved ceiling, stainless steel single drainer sink unit with chrome mixer tap inset into a square edged work surface with upstand, an extensive range of grey coloured high gloss wall and base units with soft close doors and drawers and incorporating two Bosch electric ovens, fridge freezer and dishwasher, a central island with breakfast bar, grey coloured high gloss base units with soft close doors and drawers and incorporating a four ring induction hob with ceiling mounted extractor fan, high gloss floor tiles with under floor heating.

LANDING

Coved ceiling, stairs leading to second floor accommodation, access into study and doors leading into cloakroom and utility room.

CLOAKROOM

Opaque and leaded uPVC double glazed window to rear, ceiling with recessed LED spot light, coved ceiling, modern white suite comprising: W.C. with concealed cistern and wash hand basin with chrome mixer tap, chrome heated towel rail, tiled walls, high gloss floor tiles with under floor heating.

UTILITY ROOM

9'9" x 8'3" (2.97m x 2.51m)

Ceiling with recessed LED spot lights, coved ceiling, stainless steel single drainer sink unit with chrome mixer tap, range of modern grey coloured wall and base units with soft close doors and drawers incorporating an integral electric oven with four ring ceramic hob with extractor fan over, plumbing for washing machine, space for a tumble dryer, roll edged work surface, high gloss floor tiles with under floor heating, leaded uPVC double glazed door leading into rear garden.

STUDY

10'9" x 8'3" (3.28m x 2.51m)

Ceiling with recessed LED spot lights, coved ceiling, high gloss floor tiles with under floor heating, arch leading into conservatory.

CONSERVATORY

12'2" x 11'6" (3.71m x 3.51m)

Dual aspect uPVC double glazed windows, tiled roof, ceiling with recessed LED spot lights, air conditioning, high gloss floor tiles with under floor heating, uPVC double glazed French doors leading into rear garden.

LANDING

Ceiling with recessed LED spot lights, coved ceiling, doors leading into all bedrooms and bathroom.

BEDROOM ONE

14'1" x 13'5" (4.29m x 4.09m)

Leaded uPVC double glazed French doors leading onto a balcony, ceiling with recessed LED spot lights, coved ceiling, security alarm control panel, air conditioning, range of fitted bedroom furniture comprising: wardrobes with hanging rails and shelving, high level cupboards and drawer units, door leading into bathroom.

BEDROOM TWO

13'5" x 11'7" (4.09m x 3.53m)

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

EN SUITE

Ceiling with recessed LED spot lights, modern white suite comprising: W.C. wash hand basin with chrome mixer tap and with grey coloured high gloss drawer unit below, walk-in shower with a chrome shower system with monsoon shower head and hand held attachment, shaver point, chrome heated towel rail, tiled walls, tiled floor, extractor fan.

BEDROOM THREE

10'7" x 9'4" (3.23m x 2.84m)

Leaded uPVC double glazed window to rear, coved ceiling, loft access, radiator.

BATHROOM

12'10" x 10'8" (3.91m x 3.25m)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, coved ceiling, modern white suite comprising: jacuzzi bath with mixer tap, hand held shower attachment and marble splash backs, integral television, wash hand basin with chrome mixer tap inset into marble with drawers and cupboard units below, chrome heated towel rail, double fronted cupboard with shelving, tiled floor, with under floor heating, motion activated skirting board lighting, arch leading into shower and W.C. walk-in shower with a chrome shower system with monsoon shower head and hand held attachment, tiled splash backs, white W.C. with concealed cistern.

BASEMENT LEVEL

ENTRANCE

Via a leaded uPVC double glazed door, leading into entrance hall.

Tel: 0117 956 1234

ENTRANCE HALL

Ceiling with recessed LED spot lights, access into cloakroom, shower room, bedroom two and living area.

LIVING AREA

22'6" x 17'2" (6.86m x 5.23m)

Ceiling with recessed LED spot lights, stainless steel single drainer sink unit with mixer tap and tiled splash backs, range of fitted navy blue coloured wall and base units incorporating an integral electric oven with four ring ceramic hob, with extractor fan over, square edged work surface, TV aerial point, access into bedroom one.

BEDROOM ONE

12'2" x 9'2" (3.71m x 2.79m)

Two opaque glazed windows to side, ceiling with recessed LED spot lights.

BEDROOM TWO

9'10" x 7'5" (3.00m x 2.26m)

Leaded uPVC double glazed window to front, ceiling with recessed LED spot lights.

CLOAKROOM

Ceiling with recessed LED spot lights, white W.C. and wash hand basin with chrome mixer tap and white high gloss cupboard below, panelled walls, tiled floor, extractor fan.

SHOWER

Ceiling with recessed LED spot lights, chrome shower system with panelled surround, tiled floor, extractor fan.

FRONT

An area laid to lawn with established herbaceous borders, tiled steps with inset feature lighting leading to the main entrance with lighting.

OFF STREET PARKING

Large driveway laid to block paving providing ample off street parking spaces.

GARAGE

25'3" x 13'2" (7.70m x 4.01m)

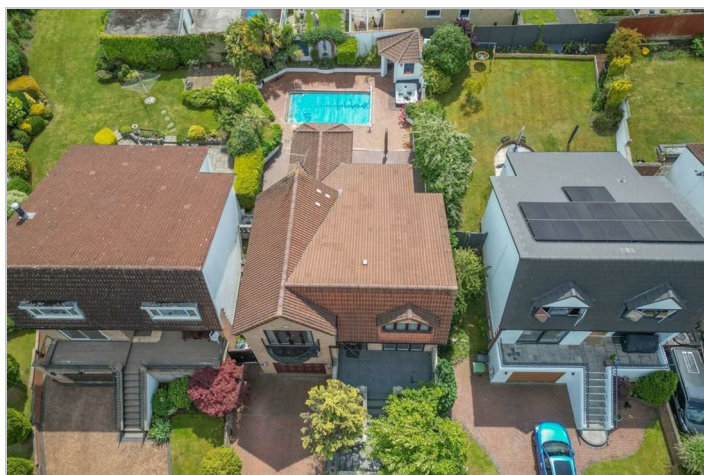
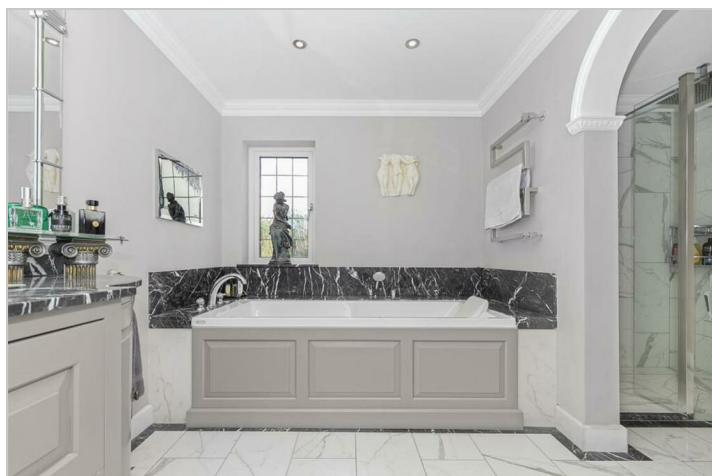
Electric up and over door, power and light, Worcester boiler supplying gas central heating.

REAR

Composite decking leading to a swimming pool and sunken hot tub with block paved surround and raised and established herbaceous borders, brick built changing area, outside lighting, boundary wall surround.

ADDITIONAL FEATURES

- uPVC double glazing throughout
- Gas central heating
- Security alarm system



Road Map



Hybrid Map



Terrain Map



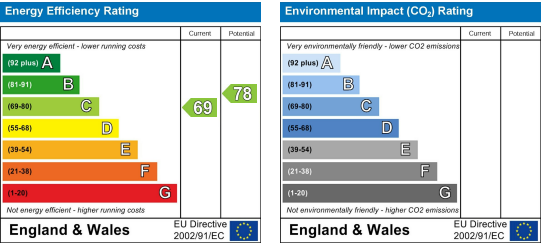
Floor Plan



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.