

# HUNTERS®

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## Beckspool Road

Frenchay, Bristol, BS16 1NT

£1,150,000



Council Tax: G





# Ravensdale Beckspool Road

Frenchay, Bristol, BS16 1NT

£1,150,000



## DESCRIPTION

An impressive 5 bedroom 1930's built detached family home positioned in the heart of Frenchay, a short walk to the picturesque Frenchay Village and Common. The property has been much improved and extended several times over the years to create a fantastic amount of living space and timeless charm.

The property features a welcoming entrance hallway with access to a good sized lounge with bay window and feature fireplace, separate cosy sitting room, a 25ft open plan family room with Velux windows which is bright and airy with French doors leading out to garden. The open plan kitchen/diner offers a stylish Shaker style kitchen granite work tops and integrated appliances and French doors out to garden, large utility and a cloakroom complete the downstairs accommodation.

To the first floor can be found 4 good sized double bedrooms and a generous size fifth bedroom, en-suite dressing room and shower room to the master bedroom and an en-suite to bedroom two and a family bathroom.

Externally there is a beautifully walled landscaped garden creating a private outside space which offers a good size well tended lawn with patios providing ample seating space which includes a outdoor snug with fire pit and heater, child's play area and a unique feature of an air raid shelter, large brick built shed with power and light. The large frontage with brick paved driveway provides ample off street parking.

This area boasts excellent transport links, with easy access to Bristol city centre, Parkway Station, and the M4/M5 motorways with access to many open green spaces, scenic river walks, and a local primary school, are just a short walk away.

Homes of this calibre are rarely available in the local market, and an internal viewing is highly recommended to fully appreciate the exceptional quality and features of this superb home.

**PROPERTY MEASURES: 252 SQUARE METERS**

## ENTRANCE

Via a storm porch with archway, quarry tiled floor, hardwood opaque glazed door to hallway.

## HALLWAY

Picture rail, double radiator, ceiling rose, solid oak flooring, alarm control panel, coat and shoe storage, enclosed under stair storage with shelving, stairs rising to first floor accommodation, doors leading to: sitting room, lounge, family room and kitchen/diner.

## SITTING ROOM

14'7" x 11'5" (4.45m x 3.48m)

UPVC double glazed window to front, coved/cornice ceiling, picture rail, double radiator, feature fireplace with wood mantel surround and slate hearth, gas flame effect fire inset.

## LOUNGE

16'8" (into bay) x 14'1" (5.08m (into bay) x 4.29m)

UPVC double glazed bay window to front, coved/cornice ceiling, picture rail, TV point, double radiator, period style feature fireplace with gas coal flame effect fire inset, wood mantel surround and granite hearth.

## FAMILY ROOM

25'3" (max) x 18'4" (max) (7.70m (max) x 5.59m (max))

Three Velux windows to rear with remote controlled blinds, coved ceiling, solid oak floor, double radiator, LED downlighters, TV point, hole in the wall gas flame effect remote controlled fire, UPVC double glazed French doors with matching side window panels leading out to garden.

## KITCHEN/DINER

28'2" (max) x 14'2" (max) (8.59m (max) x 4.32m (max))

Coved ceiling tiled floor, LED downlighters, 2 double radiators, Shaker style kitchen with range of matt cream units and Granite work tops and upstands, matching dresser and Island unit, built in stainless steel Neff electric double oven and 5 ring gas hob, stainless steel extractor fan hood, built in microwave, integrated dishwasher and fridge, 1 1/2 sink bowl unit with mixer tap, tiled splash backs, UPVC double glazed French doors with matching side window panels leading out to garden, door to utility.

## UTILITY

14'4" (max) x 8'1" (4.37m (max) x 2.46m)

UPVC double glazed window to front, hardwood glazed door leading out to front of property, coved ceiling, LED downlighters, range of fitted white high gloss wall and base units, laminate work top, space for under counter fridge, space for American style fridge freezer, space for washing machine and tumble dryer, single stainless steel sink bowl unit with mixer tap, tiled splash backs, radiator tiled floor, extractor fan, opening leading through to inner hallway.

## INNER HALLWAY

Coved ceiling, tiled floor, walk in drying room with shelving and housing a Worcester boiler and hot water cylinder, coved ceiling, LED downlighters, UPVC double glazed door leading out to rear garden, door to cloakroom.

## CLOAKROOM

Opaque UPVC double glazed window, vanity unit with wash hand basin inset, mixer tap, close coupled W.C, extractor fan, tiled splash backs.

## FIRST FLOOR LANDING

Radiator, built in linen cupboard, spindled balustrade, doors leading through to bedrooms and bathroom.

Tel: 0117 956 1234

### BEDROOM ONE

16'10" (into bay) x 12'7" (5.13m (into bay) x 3.84m)

UPVC double glazed bay window to front, picture rail, built in window seat with storage, range of fitted wardrobes with matching cupboards and dressing table, double radiator, door to dressing room..

### DRESSING ROOM

10'7" x 8'10" (3.23m x 2.69m)

LED downlighters, range of fitted wardrobes, radiator, loft hatch, door leading to en-suite shower room.

### EN-SUITE

7'10" x 7'8" (2.39m x 2.34m)

Opaque UPVC double glazed window to front, corner glass shower enclosure housing mains controlled shower system, close coupled W.C., bidet., tiled walls and floor, under floor heating, chrome heated towel radiator, extractor fan and shaver point.

### BEDROOM TWO

16'0" x 13'5" (max) (4.88m x 4.09m (max))

UPVC double glazed window to rear, radiator, range of fitted wardrobes with matching dressing table, door to en-suite.

### EN-SUITE

7'10" x 5'10" (2.39m x 1.78m)

Opaque UPVC double glazed window to rear, premium shower enclosure with jet system, vanity unit with wash hand basin inset, close coupled W.C, tiled walls and floor, shaver point, LED downlighters, radiator,

### BEDROOM THREE

14'1" x 11'8" (4.29m x 3.56m)

UPVC double glazed window to front,, picture rail, double radiator, fitted wardrobe.

### BEDROOM FOUR

14'1" x 10'10" (4.29m x 3.30m)

UPVC double glazed window to rear, fitted wardrobe, radiator.

### BEDCROOM FIVE

9'1" x 7'0" (2.77m x 2.13m)

UPVC double glazed window to front, loft hatch, picture rail, fitted wardrobe, radiator.

### BATHROOM

12'3" x 6'3" (3.73m x 1.91m)

Opaque UPVC double glazed window to rear, panelled bath, close coupled W.C, vanity unit with wash hand basin inset, corner shower enclosure housing a mains controlled shower system, chrome heated towel radiator, tiled walls and floor, under floor heating, LED downlighters, extractor spotlight,, shaver point.

### OUTSIDE:

#### REAR GARDEN

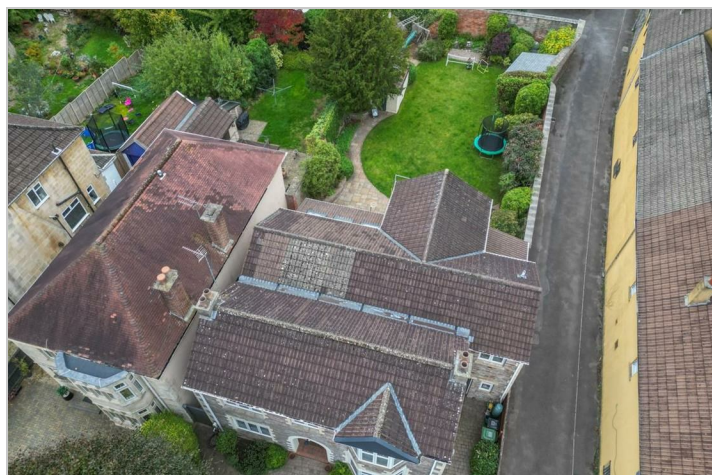
Landscaped south west facing garden enclosed by large brick wall which creates a fantastic amount of privacy, large well tended lawn with well stocked plant and shrub borders, array of mature trees to include a fig tree, full width Indian Sandstone main patio providing ample outdoor seating space, additional patio to back of garden with water feature, access to air raid shelter, child's play area to back of garden laid to bark chippings, large brick built shed with power and light, timber framed shed, Snug with slate effect roof covering and brick pillars, providing seating area with fire pit and electric heater. Three security lights, 2 water taps, CCTV camera system, side gated access door.

#### FRONT GARDEN

Well stocked plant and shrub borders with brick paved borders, 3 security lights to front of house with CCTV camera system, EV charger, water tap,, enclosed by boundary wall and fencing.

#### DRIVEWAY

Large brick paved driveway providing off street parking for several vehicles.





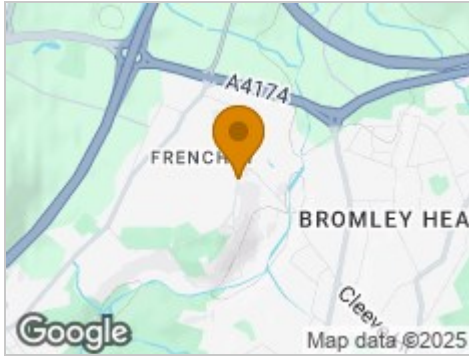
Road Map



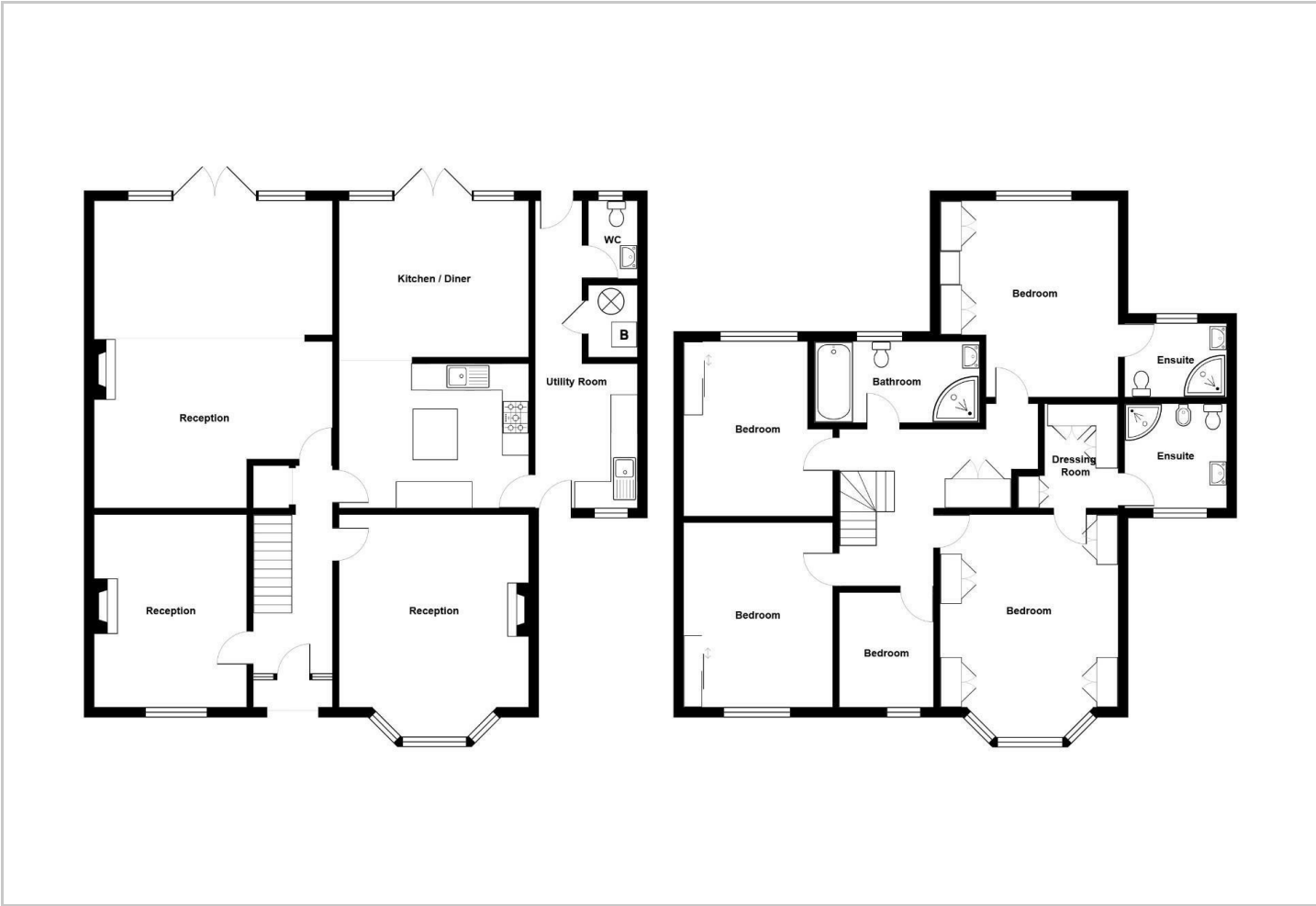
Hybrid Map



Terrain Map



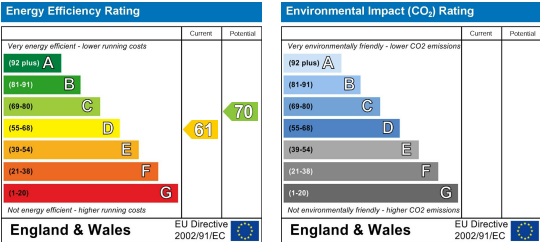
Floor Plan



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.