



4 FROMESIDE PARK
FRENCHAY
BRISTOL
BS16 2QL
£795,000



GREGORYS
ESTATE AGENTS

**A WONDERFUL OPPORTUNITY TO PURCHASE AND LIVE IN THIS
SUPERB 1970'S DETACHED FAMILY RESIDENCE, LOCATED IN
ONE OF FRENCHAY'S MOST SOUGHT AFTER LOCATIONS.**

Fromeside Park is an exclusive, private road comprising only a small amount of other homes. Each home is individually designed, with their own unique characteristics, all offering superb kerb appeal, adding to the desirability of this wonderful cul-de-sac. There is none more evident than number 4, a large detached property, which has been lovingly kept and upgraded over the years and now presents as a spacious, immaculate family home which is offered for sale with no onward chain.

Split over four levels and originally designed as a traditional four bedroom home, the accommodation now comprises three double bedrooms to the main house with the added benefit of two luxury ensuites. The principle bedroom is truly an impressive room which benefits bespoke fitted wardrobes, air conditioning and 'French' doors leading to a balcony and a stunning 'Jack & Jill' bathroom comprising a contemporary suite complete with marble surfaces, under floor heating, jacuzzi bath with built in television and motion activated skirting board lighting. There are two further bedrooms, the second, a large bedroom complete with an ensuite shower room and air-conditioning. and the superb ensuite to the principle bedroom acts as a 'Jack & Jill' bathroom to the third bedroom.

Appointed to the upper ground level, a cloakroom, utility room and a home office which opens to a conservatory overlooking the rear garden. The conservatory has been enhanced with the installation of a tiled roof, under floor heating and air conditioning. The utility room acts as a second kitchen when entertaining around the swimming pool and hot tub with direct access onto the rear garden and a selection of built in Neff appliances. Working our way to the entrance level, a welcoming hallway leads to two large reception rooms through glazed double doors. The lounge measures an impressive 24 feet in length and offers the most superb living space with a gas fireplace. The kitchen/diner is as notable in proportions and benefits bi-folding doors leading to the outside front terrace.

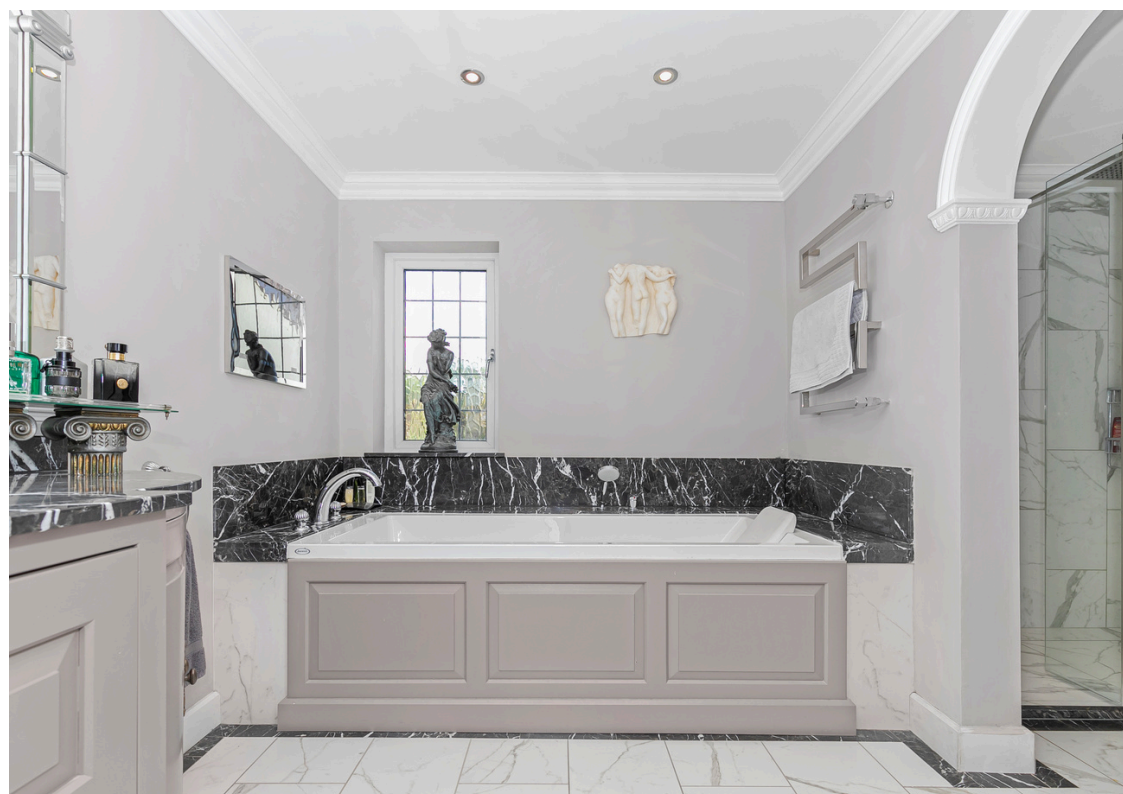
The high spec kitchen boasts a large selection of built in units with a large central island, integrated appliances including a dishwasher, fridge/freezer, double oven and induction hob. Underfloor heating can be found to both the kitchen/diner and hallway.

The basement level provides fantastic potential for any buyer and a welcome addition to this superb family home, offering ample versatility, The basement level provides fantastic potential for any buyer and a welcome addition to this superb family home, offering ample versatility, with potential to use as additional living, bedroom or office space.

Externally a block paved driveway provides off street parking for multiple vehicles and leads to the large garage, accessed via electronic up and over door. The rear landscaped garden is a truly impressive entertaining space enjoying a sunny, southerly aspect with the swimming pool and hot tub taking centre stage.

This beautiful property is within walking distance of Snuff Mills, Stoke Park and Oldbury Court estate known for their outstanding walks, a local pub and is within the catchment area of superb local schools including Frenchay Primary, From Vale (rated outstanding) and Begbrook Academy. The property also offers easy access to major transport links such as the M32, M4, M5 and Bristol Parkway Station.









Energy performance certificate (EPC)

4 Fromside Park
BRISTOL
BS16 2QL

Energy rating

C

Valid until: 6 November 2033

Certificate number: 0731-3932-0209-7107-0200

Property type

Detached house

Total floor area

178 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

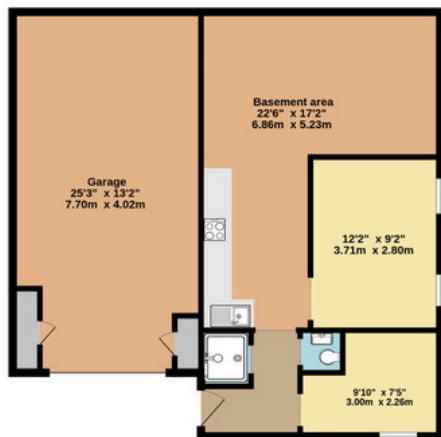
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Basement
834 sq.ft. (77.5 sq.m.) approx.



Ground Floor
711 sq.ft. (66.1 sq.m.) approx.



1st Floor
397 sq.ft. (36.9 sq.m.) approx.



2nd Floor
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 2697 sq.ft. (250.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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