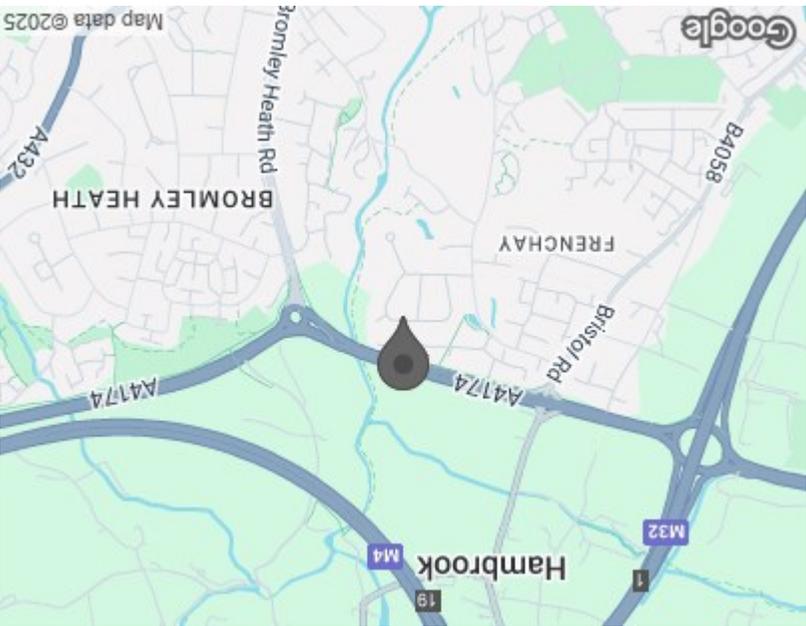


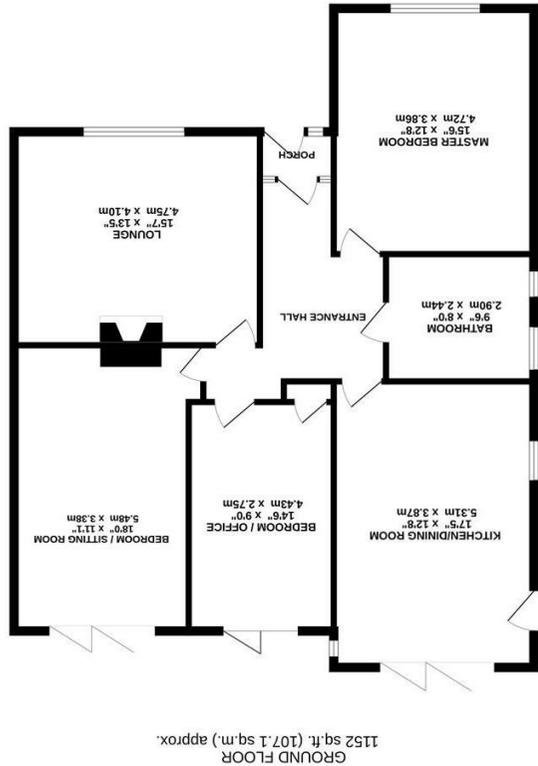
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating	
Potential	84
Current	70
<p>England & Wales EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	



AREA MAP



These measurements have been taken to ensure the accuracy of the floor plan. Measurements of doors, windows, stairs and any other areas are approximate and responsibility lies with the prospective purchaser. The survey, plans and particulars have been made and no guarantee is made as to their accuracy or otherwise. They should be treated as a guide only and not used for any purpose other than to provide an approximate idea of the size and layout of the property. Measurements are taken with metric rods.

FLOOR PLAN



PARK CRESCENT
FRENCHAY, BRISTOL, BS16 1NZ
£700,000





Ground Floor

Porch

Hallway

Kitchen/Dining Room

17'5 x 12'8

Lounge

15'7 x 13'5

Master Bedroom

15'6 x 12'8

Bedroom/Sitting Room

18'0 x 11'1

Bedroom/Office

14'6 x 9'0

Bathroom

9'6 x 8'0

Outside

Front Garden

Rear Garden

Garage



NO ONWARD CHAIN

Situated in the highly-sought after Riverwood Development of Frenchay, this stunning three-bedroomed detached bungalow, which has been finished to a high standard, offers a flexible living space with original parquet flooring and a south facing rear garden. Constructed in dressed Bath Stone, the property features double-glazed leaded aluminium windows to the front and side, with bi-fold doors to the rear.

At the heart of the home is a spacious, double aspect open-plan kitchen/dining room featuring a stylish Porcelanosa kitchen with sleek fittings and appliances and a luxurious quartz peninsular countertop and breakfast bar. The dining space has large format bi-fold doors that open to the garden.

A sophisticated tiled four-suite Porcelanosa bathroom is equipped with a large bath, walk-in shower, back-to-the-wall suspended basin cabinet and toilet, along with underfloor heating.

The well-proportioned lounge is tastefully decorated and boasts a beautiful white stone feature gas fireplace.

The large master bedroom offers ample storage space. Two further spacious bedrooms, both with bi-fold windows to the garden, are currently in use as a sitting room and study.

The south-facing garden is mature and private and provides a peaceful haven. There is a gated side entrance and large garage with power, lighting and plumbing for additional utilities.

A large loft space offers potential for extension of approx 60 square metres, based on a previously approved planning application.

The immediate conservation area of Frenchay boasts historic buildings, common land and wooded valley walkways. There is easy access to the M32/M4/M5 junctions, with Parkway Railway Station less than 4 miles away for direct lines to London Paddington.

With its prime location and stylish interior, this property is sure to impress.

