



**FRENCHAY CLOSE**  
**FRENCHAY, BRISTOL, BS16 2QJ**  
**£500,000**



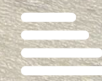
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1



2



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**Ground Floor**

**Porch**

**Lounge Area**  
14'1 x 13'8

**Dining Area**  
11'7 x 9'2

**Kitchen**  
11'5 x 8'1

**Study/Play Room**  
11'6 x 8'6

**WC**  
4'7 x 3'3

**Garage**  
16'7 x 8'11

**First Floor**

**Landing**

**Bedroom**  
13'6 x 10'8

**Bedroom**  
10'0 x 9'10

**Bedroom**  
10'4 x 6'8

**Bathroom**  
7'3 x 5'10

**External**

**Off Road Parking**

**Garden**





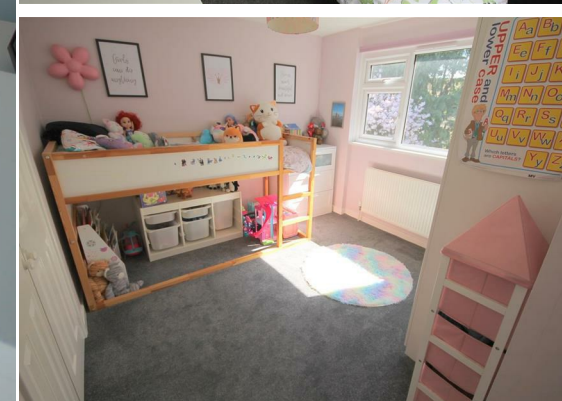
A delightful three bedroom link detached property situated in a sought after cul-de-sac location.

Arranged over two floors the accommodation comprises, on the ground floor, a welcoming entrance porch that gives access to a well-proportioned open plan lounge/dining room that benefits from a dual aspect with a large double glazed window to the front elevation and patio doors opening onto the garden at the rear. In the lounge is an electric fire which helps create a warm and homely atmosphere. A door leads from the dining area into a well-designed kitchen; there is a range of wall and base units finished with Shaker style doors in a delicate cream; brushed steel handles lend a contemporary feel. Integrated appliances include an oven, hob, extractor, fridge freezer and dishwasher. Extended to the rear of the garage and accessed from the kitchen is another room which would lend itself to a multitude of uses depending on need, be it a family room or play room. A cloakroom completes the ground floor.

You will be pleasantly surprised at the size of the first floor accommodation which comprises three bedrooms, two of which are well proportioned doubles and all of which benefit from fitted storage. The bright family bathroom is fully tiled and boasts a white three piece suite including a mains plumbed shower over the bath.

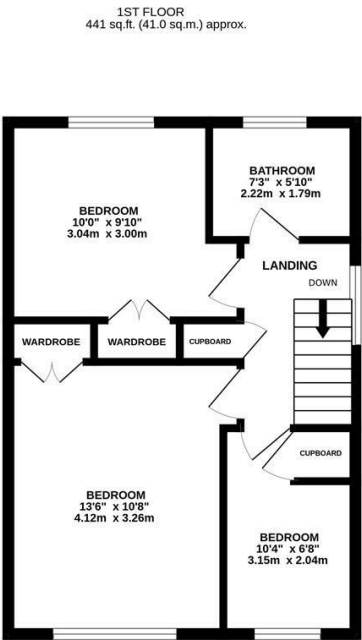
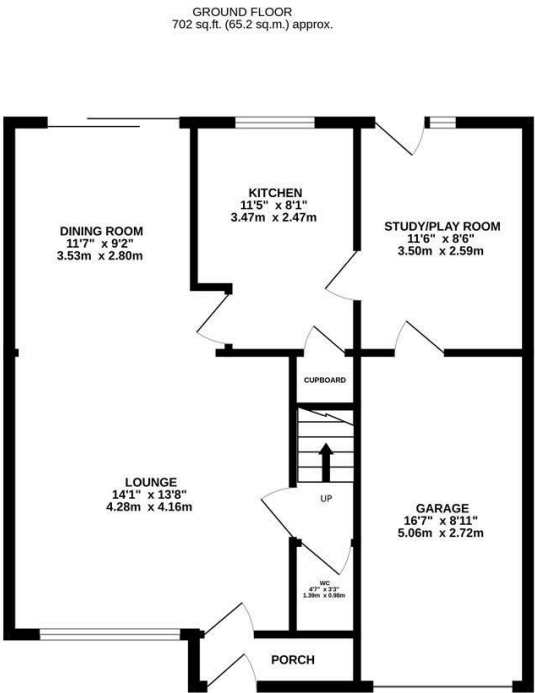
Externally the low maintenance rear garden is fully enclosed by way of timber-lap fencing; predominantly laid to lawn there is also a paved patio and decked terrace. To the front is another lawn, a drive offers off road parking and leads to a single garage which benefits from power and lighting plus space for a washing machine and tumble dryer.

Situated in a cul-de-sac close to the Frome Valley conservation area, the property is within easy reach of the local amenities of Downend and Frenchay providing a variety of shops and bus routes to the centre of Bristol as well as the Outstanding OFSTED rated Frome Vale Academy.



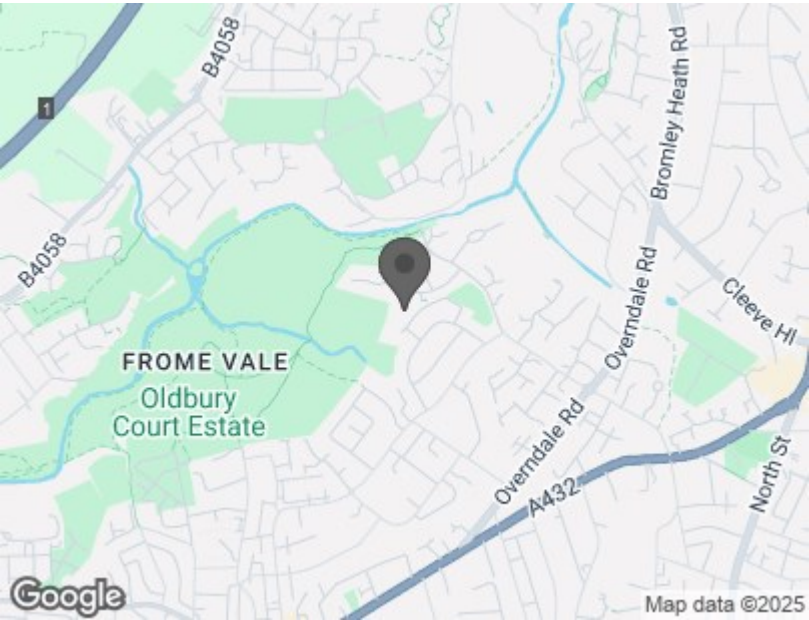


FLOOR PLAN



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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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AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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