



## Frenchay Hill, Bristol, BS16 1LR

- RIVERSIDE HOME
- FOUR DOUBLE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- WRAP AROUND TERRACE
- LARGE LOUNGE
- DINING ROOM
- KITCHEN INCLUDING WHITE GOODS
- AVAILABLE 4TH AUGUST 2025
- EPC - C

Nestled in picturesque Frenchay Village, North East of the City, is this charming two storey riverside home offering a delightful blend of comfort and convenience. With four generously sized double bedrooms, this property is perfect for families or those seeking extra space.

The heart of the home is a spacious lounge and dining room, the ideal space for entertaining or relaxing with loved ones; French doors lead to a south west facing wrap around terrace that overlooks the tranquil Frome Valley conservation area. The kitchen has been thoughtfully designed to maximise all usable space and comprises a range of wall and base units with granite worktops; white goods include a dish washer, washing machine and Rangemaster style cooker perfect for preparing family meals.

The ground floor is completed with a utility area and WC.

On the first floor the master bedroom boasts a three piece ensuite shower room, three further double bedrooms and a well-appointed family bathroom.

One of the standout features of this property is its stunning riverside location, which is adjacent to the enchanting walks of the Frome Valley Conservation Area. Nature enthusiasts will appreciate the beautiful surroundings, perfect for leisurely strolls and outdoor activities.

There is access to a shared garden by arrangement.

In addition to its serene setting, this home is conveniently located for easy access to major transport links, including the M32, M4, and M5 motorways, as well as Parkway Station, making commuting a breeze. This property presents a wonderful opportunity to enjoy a tranquil lifestyle while remaining well-connected to the vibrant city of Bristol. Don't miss the chance to make this delightful house your new home.

## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>73</p>	<p>83</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



































































