



Connells

Clarendon House Beckspool Road
Frenchay Bristol



Property Description

This beautiful Grade II listed property offers a rare combination of charm, character, and practicality. Tucked away in a peaceful and private location in the heart of Frenchay, this home provides a quiet lifestyle while being conveniently close to local amenities and transport links.

Spanning two floors, this home is thoughtfully designed for comfortable living.

On the upper floor, the spacious lounge/diner features two large windows, bathing the room in natural light and creating a warm and inviting atmosphere. Adjacent is the well-equipped kitchen, offering practicality and style, perfect for everyday use or entertaining.

The lower floor includes a generous main bedroom, which boasts two large windows, built in storage and the added luxury of an ensuite shower room, providing a private and convenient retreat. The second bedroom is equally charming and versatile, ideal for guests, family, or as a home office. This floor also comes with a contemporary family bathroom.

Situated in the sought-after village of Frenchay, the property enjoys a tranquil setting with easy access to the A4174 Ring Road and motorways, making it ideal for commuters and families alike.

The home also benefits from two allocated parking spaces, a rare and highly desirable feature in this area.

With its blend of period elegance, modern convenience, and peaceful surroundings, this exceptional home is perfect for anyone looking for a truly special place to live.



Entrance Hallway

Entrance hall in from front and stairs rising to the first floor.

First Floor

Stairwell up from lower floor and rising to the second floor. Door into the hallway with rooms off to bedrooms and bathroom.

Bedroom One

17' 2" x 14' 6" max (5.23m x 4.42m max)

Dual aspect windows to the rear and side, door to en-suite, built-in double wardrobes, coved ceiling, carpeted floor and a radiator.

En-Suite

Obscured window to side aspect, pedestal wash hand basin, part tiled, W/C, fully tiled shower cubicle with glass door.

Bedroom Two

11' 8" x 11' 6" (3.56m x 3.51m)

Window to the side aspect, built-in double wardrobes, coved ceiling, carpeted flooring and a radiator.

Bathroom

8' x 6' 1" (2.44m x 1.85m)

Panelled bath with shower over, W.C, part tiled, pedestal wash hand basin with tiled splashback.

Second Floor

Stairs up from first floor, storage cupboard and doors off to the kitchen and the lounge.

Lounge/Diner

20' 8" x 14' 1" (6.30m x 4.29m)

Dual aspect windows to the rear and side, feature fireplace with mantel, coved ceiling, carpeted flooring, TV point and two radiators.

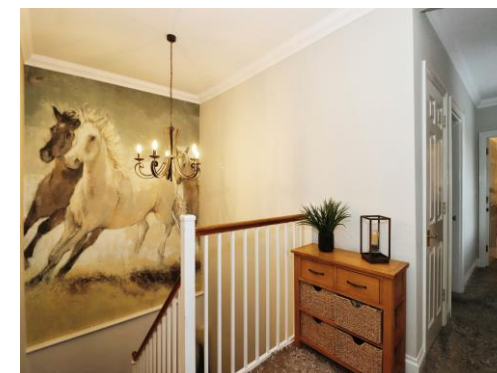
Kitchen

11' 9" x 10' 5" (3.58m x 3.17m)

Window to side aspect, modern fitted kitchen with a range of wall and base units with worktops and upstands over, 1 1/2 bowl sink and drainer with mixer tap, eye level double oven, five ring gas hob with extractor over, integrated fridge freezer, integrated washer/dryer, cupboard housing wall mounted boiler, coved and smooth ceiling with recess spotlights and wood effect flooring.

Outside

Allocated parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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2 The Village Emerson Way Emersons Green
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EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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