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Old Gloucester Road

Frenchay, Bristol, BS16 1QW

£425,000



Council Tax: B



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DESCRIPTION

An impressive and beautifully presented extended end-of-terrace home, enjoying a superb position within the sought-after Frenchay area, with far-reaching views over open fields to the front. Having been in the same ownership for many years, the property has been thoughtfully improved and extended, including a valuable loft conversion, creating versatile and well-proportioned family accommodation.

The accommodation comprises an entrance hallway, spacious lounge/diner with wood burner, and a stylish kitchen/breakfast room fitted with a modern gloss kitchen, matching breakfast bar, built-in oven and hob and integrated dishwasher and washing machine. French doors open directly onto the rear garden.

To the first floor are three generous bedrooms, with the principal bedroom benefiting from an adjoining dressing room, together with a modern family bathroom with shower over bath and a separate study. A turning staircase rises to the impressive loft conversion, providing an additional bedroom/reception space with excellent versatility.

Further benefits include double glazing and gas central heating.

Externally, a driveway to the front continues along the side of the property, providing ample off-street parking and access to a useful garage/workshop. To the rear is a superb mature garden of approximately 90ft, predominantly laid to lawn with a paved patio, offering an excellent space for families and entertaining.

Frenchay is a highly regarded and picturesque area, renowned for its village atmosphere, open green spaces, the property is in close proximity to Frenchay Village and Common. The property is also ideally positioned for everyday amenities, whilst offering excellent transport links to Bristol, the Ring Road, motorway network and surrounding areas.

HALLWAY

Opaque composite double glazed door with transom and side window panels, double radiator, cupboard housing electric meter, stairs rising to first floor, door to lounge/diner.

LOUNGE AREA

14'6" x 11'6" (4.42m x 3.51m)

Coved ceiling, ceiling rose, oak effect LVT flooring, fitted shelving to alcoves, double radiator, open feature fireplace with tiled hearth and wood beam mantel, wood burner inset, built in under stair storage cupboard, door to kitchen, opening leading to dinning room.

DINING ROOM

11'7" x 9'4" (3.53m x 2.84m)

UPVC double glazed sash window to front, coved ceiling, ceiling rose, picture rail, double radiator, LVT oak effect flooring.

KITCHEN/BREAKFAST ROOM

17'8" (max) x 8'11" (max) (5.38m (max) x 2.72m (max))

UPVC double glazed window to rear, UPVC double glazed French doors with matching side window panels leading out to rear garden, range of white gloss wall and base units with granite effect laminate work tops, matching breakfast bar, built in Zanussi stainless steel oven with matching warming drawer, induction hob, integrated dishwasher and washing machine, space for fridge freezer, aqua splash upstands, tile floor, double panelled vertical radiator, LED downlighters, composite sink bowl unit, mixer tap/hot tap.

FIRST FLOOR ACCOMMODATION:

LANDING

Spindled balustrade, under stair storage cupboard, turning staircase rising to second floor, doors leading to Bedrooms one/dressing room, bedroom two and bathroom.

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BEDROOM ONE

10'8" x 8'11" (3.25m x 2.72m)

UPVC double glazed window to rear, wood effect laminate flooring, radiator, doorway leading to dressing room.

DRESSING ROOM

11'6" x 7'2" (3.51m x 2.18m)

UPVC double glazed window to side, coved ceiling, double radiator, wood effect laminate flooring.

BEDROOM TWO

14'0" x 10'3" (4.27m x 3.12m)

UPVC double glazed sash window to front, double radiator, ceiling rose.

STUDY

6'10" x 4'7" (2.08m x 1.40m)

UPVC double glazed window to front, coved ceiling, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with mains controlled shower system over with drench head, concealed WC and wash hand basin, part tiled walls, period style radiator with attached towel rail, extractor fan.

SECOND FLOOR ACCOMMODATION:

BEDROOM THREE

18'2" (max) x 16'0" (max) (5.54m (max) x 4.88m (max))

Two Velux windows to rear, dormer window to front with dual aspect Velux windows, 3 cupboard access to eave storage, LED downlighters, wood effect laminate flooring.

OUTSIDE:

REAR GARDEN

Measuring approx 90ft in length, mainly laid to lawn, patio laid to crazy paving, wood sleeper borders, variety of plants and shrubs, raised vegetable beds, greenhouse, nature pond, additional patio to back of garden, water tap, side access, security light, enclosed by boundary fencing and hedgerow.

GARAGE/WORKSHOP

23'8" x 9'8" (7.21m x 2.95m)

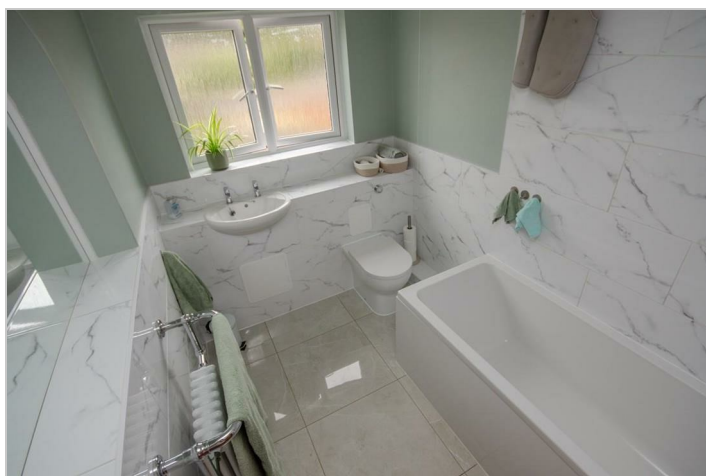
Detached timber framed, power and light, double door access, two casement windows to rear, casement window to side.

FRONT GARDEN

Raised brick borders, well stocked plant and shrub borders.

DRIVEWAY

Brick paving to front and side of property providing off street parking for several cars.



Road Map



Hybrid Map



Terrain Map



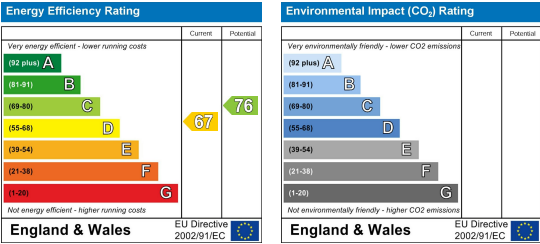
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.