

HUNTERS[®]

HERE TO GET *you* THERE



Park Crescent

Frenchay, Bristol, BS16 1PD

£700,000



Council Tax: F



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DESCRIPTION

Offered for sale with no onward chain, this attractive detached family home is situated within the highly sought-after Riverwood development in Frenchay, enjoying a desirable position within this popular residential area, a short walk to the conservation area of Frenchay Village and common with access to lovely river walks, whilst offering excellent transport links both in and out of Bristol.

The property offers spacious living accommodation which comprises: entrance hallway, cloakroom, an open-plan living area which consists of a 20ft living room with French doors leading out to garden and a dining area at the front with bi-folding doors allowing for optional separation to create a more intimate dining environment., a well appointed kitchen/breakfast room with built in oven and hob, as well as space for a dishwasher and fridge-freezer. A door opens to the utility room, offering additional storage and plumbing for a washing machine and providing space for a tumble dryer. A further door provides access to a outer lobby with door access to both front and rear gardens.

The first floor comprises of four bedrooms, each with fitted wardrobes. The master bedroom has an en-suite shower room, while the fourth bedroom is currently utilized as a study. The fully tiled family bathroom has a modern white suite with a thermostatic mixer shower over the bath and twin sinks.

Externally there is well tended lawns to both front and rear and bordered by mature trees and shrubs, patio to rear providing ample outdoor seating and entertainment space, There is a large imprinted concrete driveway to the front of property that offers off street parking spaces for 3 cars. The large garage has an adjoining workshop space and has an electric door access.

An internal viewing comes highly recommended.

ENTRANCE HALLWAY

Access via a composite opaque double glazed door leading to vestibule, coved ceiling, double radiator, stairs rising to first floor, doors leading to: living room, dining room, kitchen and cloakroom.

CLOAKROOM

Opaque aluminium double glazed window to front, close coupled WC, pedestal wash hand basin, part tiled walls, double radiator, coved ceiling, part tiled walls, shaver light.

LIVING ROOM

21'9" (max) x 19'0" (max) (6.63m (max) x 5.79m (max))
Opaque glazed internal window to hallway, UPVC double glazed windows to rear and side, coved ceiling, 2 double radiators, electric log effect fire, TV point, bi-folding doors leading through to dining room, UPVC double glazed French doors leading out to rear garden.

DINING ROOM

11'10" x 10'10" (3.61m x 3.30m)
UPVC double glazed window to front, coved ceiling, radiator.

KITCHEN/BREAKFAST ROOM

11'10" x 10'10" (3.61m x 3.30m)
UPVC double glazed window to rear, coved ceiling, double radiator, range of white wall and base units, marble effect laminate work top incorporating 1 1/2 composite sink bowl unit with mixer tap, built in gas Neff hob and Bosch electric oven, extractor fan hood, glass cooker splash back, space for fridge freezer, space and plumbing for dishwasher, door leading to utility.

UTILITY

8'8" x 5'0" (2.64m x 1.52m)
UPVC double glazed window to rear, base unit with granite effect laminate work top, space and plumbing for washing machine. space for tumble dryer, stainless steel unit with mixer tap, built in storage cupboard, hardwood door leading out to outer lobby.

OUTER LOBBY

Glass block window to front, composite opaque double glazed door to front garden/driveway, UPVC double glazed door leading out to rear garden, courtesy door to garage.

FIRST FLOOR ACCOMMODATION:

LANDING

Two white aluminium double glazed window to front, coved

ceiling, double radiator, 2 loft hatch access to large loft space which is fully boarded, insulated and lit (potential of future loft conversion), doors leading to: bedrooms and bathroom.

BEDROOM ONE

13'5" x 10'8" (4.09m x 3.25m)

UPVC double glazed window to rear, coved ceiling, range of fitted wardrobes with matching cupboards, double radiator, TV point, door to en-suite.

EN-SUITE

Vanity unit with wash hand basin inset, concealed WC, corner shower enclosure with aqua board splashback walls, heated towel radiator, extractor fan.

BEDROOM TWO

11'10" (max) x 10'8" (3.61m (max) x 3.25m)

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

BEDROOM THREE

11'10" (max) x 10'8" (3.61m (max) x 3.25m)

Aluminium double glazed window to rear, coved ceiling, double radiator.

BEDROOM FOUR

9'11" x 7'5" (3.02m x 2.26m)

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

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising twin gripped bath with thermostatic mixer shower over, glass

shower screen, close coupled WC, vanity unit with wash hand basin inset, tiled walls, chrome heated towel rail, double radiator, built in airing cupboard housing a hot water tank, shaver light.

OUTSDIE:

REAR GARDEN

Full width patio with matching pathway, well tended lawn with plant/shrub borders, security light, water tap, side gated access, metal shed, garden enclosed by boundary fencing.

FRONT GARDEN

Pathway to entrance with lawns either side, plant/shrub borders, enclosed by boundary wall.

DRIVEWAY

To front of property, laid to imprinted concrete (Avon Cobblestone), providing off street parking for 3 cars.

GARAGE

20'0 max x 8'5 max (6.10m max x 2.57m max)

Large single garage with electric up and over door access, loft storage, power and light, adjoining workshop space to back of garage.



Road Map



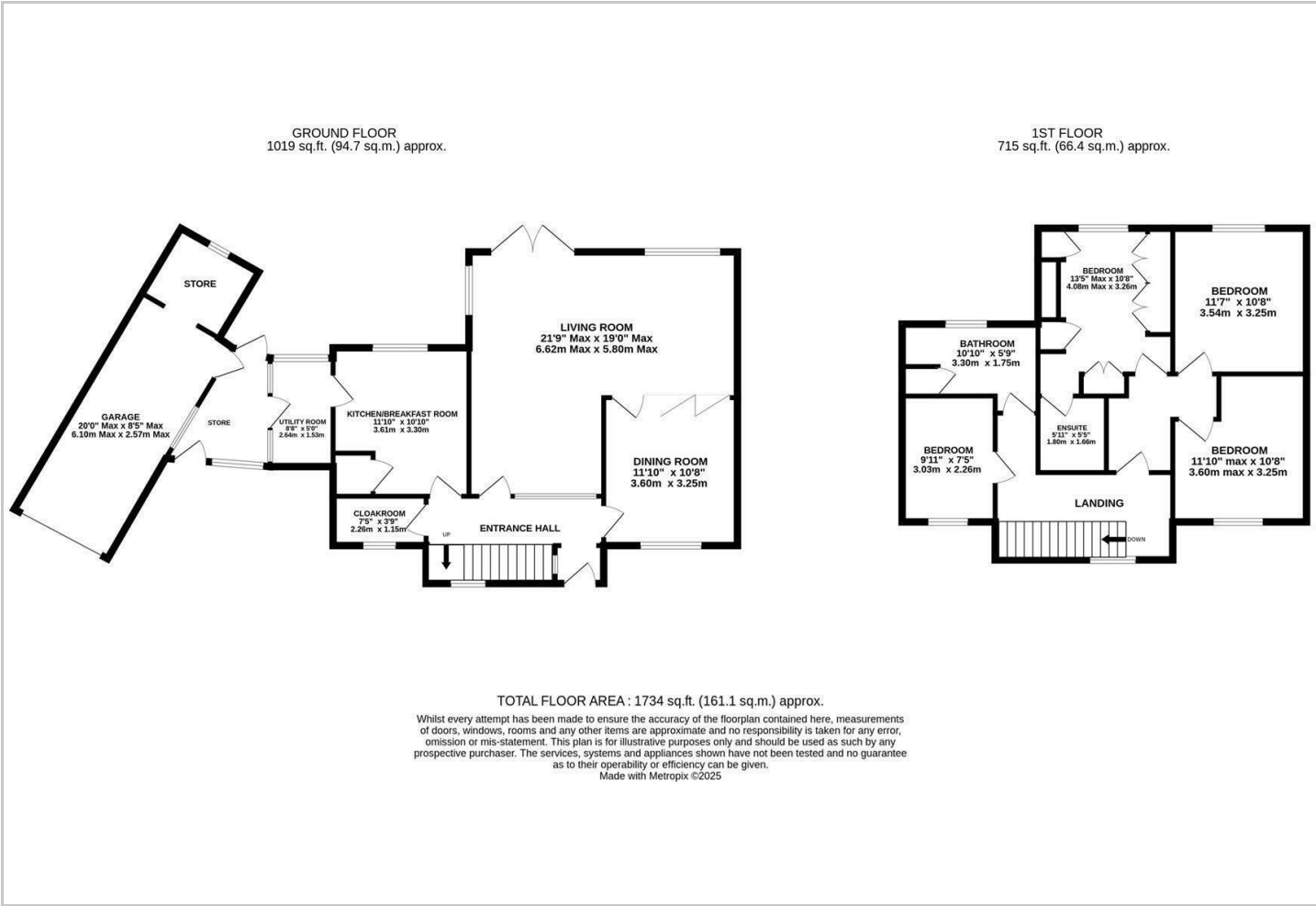
Hybrid Map



Terrain Map



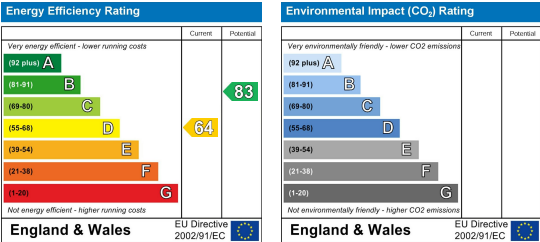
Floor Plan



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.