

# HUNTERS<sup>®</sup>

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## Riverwood Road

Frenchay, Bristol, BS16 1NX

£750,000



Council Tax: F



# 15 Riverwood Road

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£750,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale detached property which occupies a position on this prestigious and sought after development in Frenchay.

This property is offered for sale with no onward chain and an early internal viewing appointment is highly recommended to avoid an disappointment.

The property is conveniently located for access onto the Avon Ring Road, for major commuting routes and for the Bristol cycle path, as well as being handily placed for pleasant picturesque countryside walks towards Frenchay Common and along the Frome Valley Walkway towards Hambrook, both of which provide excellent outdoor recreational space.

The spacious accommodation comprises to the ground floor; entrance hall, cloakroom, a large lounge/diner with a stone built open fireplace which leads into a conservatory, a separate living room/bedroom five, a kitchen with integral appliances which include; a double electric oven with four ring gas hob, dishwasher, washing machine and a tall fridge freezer, a shower room with a walk-in shower and two bedrooms.

To the first floor there are two double bedrooms, the master bedroom has the benefit of built in wardrobes and an en suite bathroom.

Externally to the rear of the property is an established well maintained garden which is mainly laid to lawn and paved patio and to the front of the property is a small area of lawn with herbaceous borders.

Off street parking is provided by a large block paved driveway which leads to a single sized garage.

Additional benefits include gas central heating which is provided by a Worcester boiler, uPVC double glazed windows and a security alarm.

## ENTRANCE

Via a part opaque, bevelled and leaded glazed door, leading into an entrance porch.

## ENTRANCE PORCH

Terracotta tiled floor, opaque glazed panelled wooden door leading into entrance hall.

## ENTRANCE HALL

Coved ceiling, cupboard housing consumer unit and gas and electric meters, double fronted cupboard with shelving and hanging rails and housing a security alarm control panel, two radiators, spindled staircase leading to first floor accommodation and doors leading into ground floor rooms.

## CLOAKROOM

Opaque and leaded uPVC double glazed window to side, white suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs.

## LOUNGE/DINER

19'4" narrowing to 11'4" x 18'9" narrowing to 10'8" (5.89m narrowing to 3.45m x 5.72m narrowing to 3.25)

Dual aspect uPVC double glazed windows, beamed ceiling, feature stone built fireplace housing an open fire with terracotta tiled hearth, two radiators, uPVC double glazed door leading into conservatory.

## CONSERVATORY

7'7" x 7'5" (2.31m x 2.26m)

Opaque double glazed window to side, double glazed door leading into rear garden.

## LIVING ROOM/BEDROOM FIVE

13'9" x 9'9" (4.19m x 2.97m)

Dual aspect leaded uPVC double glazed windows, coved ceiling, TV aerial point, radiator.

## KITCHEN

12'9" x 8'7" (3.89m x 2.62m)

Leaded uPVC double glazed window to side, ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating integral appliances which include; stainless steel double electric oven with four ring gas hob with extractor fan over, tall fridge freezer, washing machine and dishwasher, roll edged worksurface, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, terracotta tiled floor, half uPVC double glazed door leading into rear garden.

## BEDROOM THREE

10'8" measured to wardrobes x 8'9" (3.25m measured to wardrobes x 2.67m)

Leaded uPVC double glazed window to front, built in wardrobes with shelving, hanging rails and over head storage cupboards, radiator.

## BEDROOM FOUR

9'8" x 7'8" (2.95m x 2.34m)

Leaded uPVC double glazed window to front, radiator.

## SHOWER ROOM

8'7" x 7'5" (2.62m x 2.26m)

Opaque uPVC double glazed window to front, radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

Velux window, storage cupboard, spindled balustrade, doors leading into both bedrooms.

### BEDROOM ONE

21'6" narrowing to 13'7" x 10'3 measured to wardro (6.55m narrowing to 4.14m x 3.12m measured to wardr)

uPVC double glazed window to rear, built in wardrobes with shelving and hanging rails, radiator, door leading into en suite.

### EN SUITE

Velux window, white suite comprising; panelled twin gripped bath, W.C. with concealed cistern, and wash hand basin with chrome mixer tap and with white high gloss double fronted cupboard below, mostly tiled walls, radiator.

### BEDROOM TWO

12'7" x 11'4" (3.84m x 3.45m)

Leaded uPVC double glazed window to front, under eave storage cupboard, TV aerial point, telephone point, radiator.

## OUTSIDE

### FRONT

Small area of lawn with herbaceous borders, low level boundary wall and wooden fencing.

### OFF STREET PARKING

A large block paved driveway providing ample off street parking leading to a garage.

### GARAGE

16'8" x 8'3" (5.08m x 2.51m)

Metal up and over door, power and light, door leading into rear garden.

## REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with established herbaceous borders displaying trees and shrubs, small pond, outside lighting, timber framed garden shed, outside storage shed, courtesy door leading into garage, side wooden gate providing pedestrian access.

## ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



## Road Map



## Hybrid Map



## Terrain Map



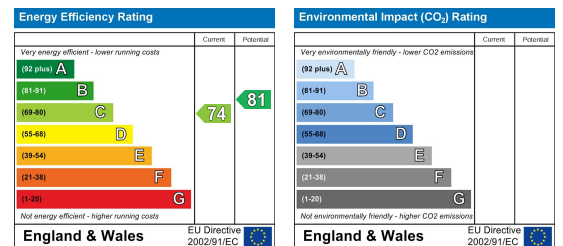
## Floor Plan



## 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.