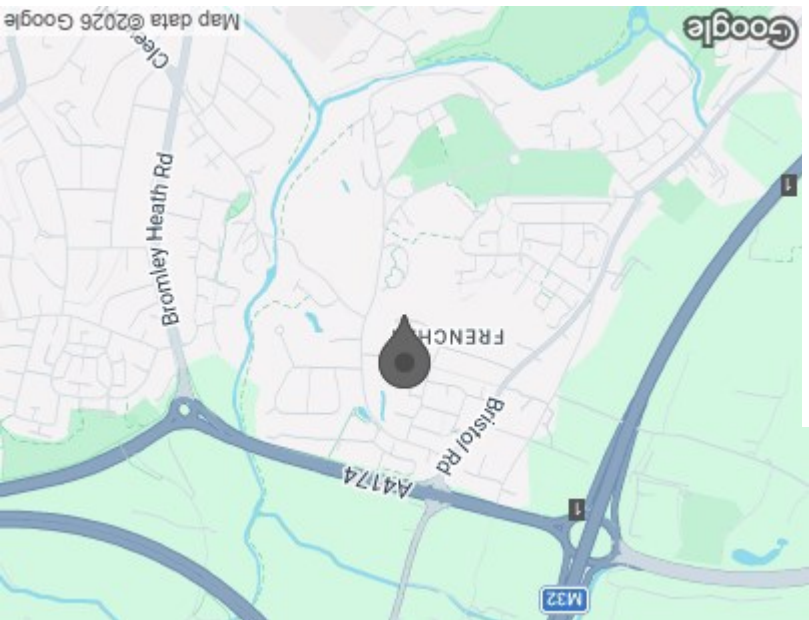
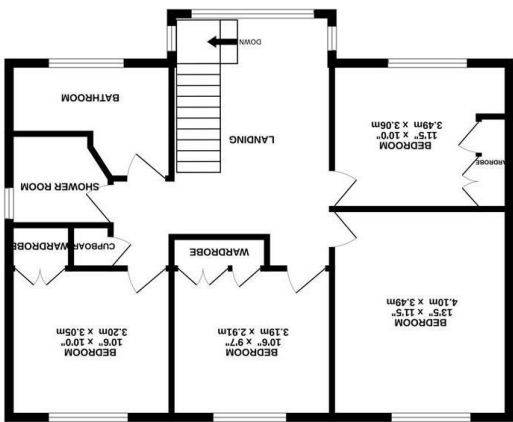
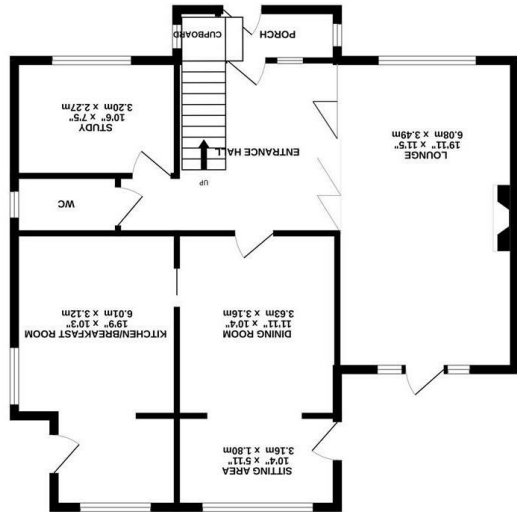


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items the appearance and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.  
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TOTAL FLOOR AREA : 1616 sq. ft. (150.2 sq.m.) approx.



AREA MAP

| Energy Efficiency Rating   |    |
|--|----|
| Potential  | 76 |
| Current  | 61 |
| England & Wales<br>EU Directive 2002/91/EC   |    |
| Very energy efficient - lower running costs<br>(92 plus) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not energy efficient - higher running costs |    |

FLOOR PLAN



**HOMESTEAD GARDENS**  
**FRENCHAY, BRISTOL, BS16 1PH**  
**ASKING PRICE £875,000**





## Ground Floor

### Entrance Hall

### Lounge

19'11" x 11'5"

### Dining Room

11'10" x 10'4"

### Extended Sitting Area

10'4" x 5'10"

### Kitchen/Breakfast Room

19'8" x 10'2"

### Study

10'5" x 7'5"

### Ground Floor Cloakroom

## First Floor

### Landing

### Bedroom One

13'5" x 11'5"

### Bedroom Two

11'5" x 10'0"

### Bedroom Three

10'5" x 10'0"

### Bedroom Four

10'5" x 9'6"

### Family Bathroom

### Family Shower Room

### Outside

### Front Garden

### Rear Garden

### Double Garage & Drive



## NO ONWARD CHAIN

Situated in an enviable position in the sought after village of Frenchay, we are delighted to bring to the market this executive detached residence. Boasting four bedrooms, three reception rooms and a south facing rear garden, we are confident this property will attract an array of interest.

Upon entering, you are welcomed into a spacious entrance hall with stairs leading to the galleried landing allowing light to flood down from the first floor.

Glazed bi-folding doors lead to a capacious lounge which benefits from a dual aspect, French doors to the rear garden and a traditional fireplace with brick surround housing a gas fire.

The dining room has been extended and is perfect for hosting dining parties and entertaining, windows overlook the rear garden and a single door gives access.

The kitchen/breakfast room has served previous owners for many years and whilst elegant in terms of style and immaculately maintained, we are mindful some buyers may wish to redesign this space to meet the needs of modern day living.

A study/5th bedroom and a cloakroom complete the accommodation on the ground floor.

An impressive galleried landing gives access to four well proportioned double bedrooms. Three of the four bedrooms benefit from fitted wardrobes whilst two have wash hand basins.

The family bathroom consists of a three piece suite with a jacuzzi bath, plus there is the added benefit of a second three piece shower room.

The south facing landscaped garden is fully enclosed by way of natural stone walls and timber lap fencing offering privacy and seclusion. Thoughtfully planted with various shrubs, plants and trees all encompassing a shaped lawn. There is a shaded seating area adjacent to the lounge and paths to both sides giving access to the front that offers off road parking for several vehicles and a double garage.

The village of Frenchay is located approximately 4 miles north of the city offering excellent transport links by road, bus and train.

