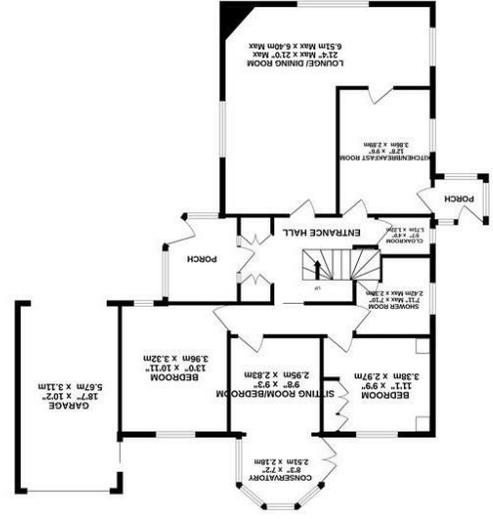
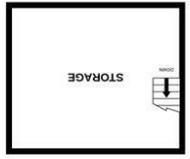




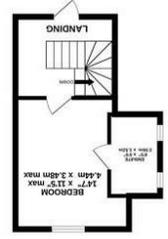
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors and any other areas are approximate and responsibility is taken by the prospective purchaser. The accuracy, completeness and appropriateness of these measurements shall be made as to their own responsibility. No liability can be given.



GROUND FLOOR
1882 sq ft (151.6 sq m) approx.



1ST FLOOR
500 sq ft (46.5 sq m) approx.

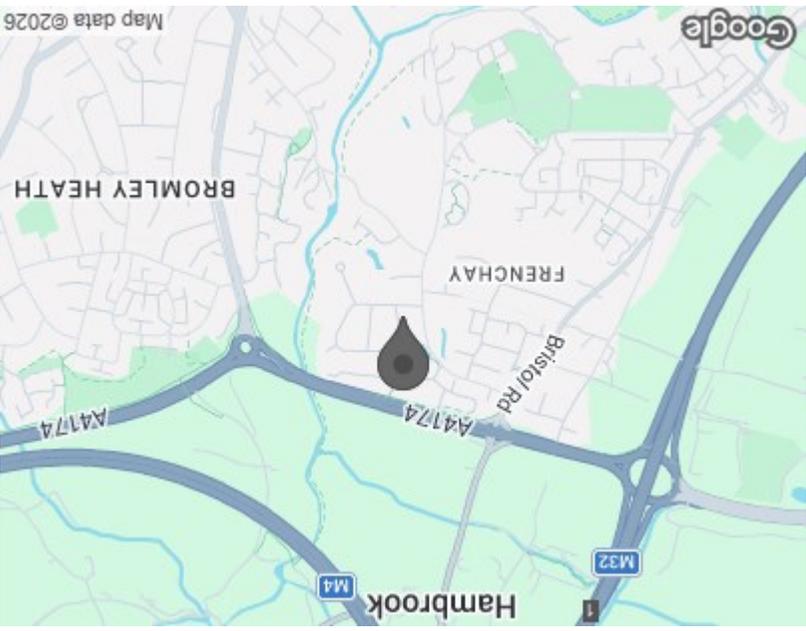


FLOOR PLAN

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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



AREA MAP



PARK CRESCENT
FRENCHAY, BRISTOL, BS16 1PD

£725,000



4



2



1



D



Ground Floor

Porch

Hall

Lounge/Dining Room

21'4 max x 21'0 max

Kitchen

12'8 x 9'6

Cloakroom

5'7" x 4'0"

Inner Hall

Shower Room

7'9" x 7'11"

Bedroom

11'1 x 9'9

Sitting Room / Bedroom

9'8 x 9'3

Conservatory

8'3 x 7'2

Bedroom

13'0 x 10'11

First Floor

Landing

Bedroom

14'7 x 10'11

EnSuite Shower

8'4" x 4'11"

Loft Space

External

Off Road Parking

Garage

18'7 x 10'2

Outbuilding

17'5 x 8'7

Workshop

17'3 x 8'6



A much-cherished three/four bedroom detached home set within the ever-popular Riverwood Estate, Frenchay.

From the moment you step into the spacious porch, the sense of light and space is immediately apparent; the welcoming entrance hall features an attractive oak staircase, setting the tone for the accommodation beyond.

The principal reception is an L-shaped lounge/dining room, thoughtfully arranged around an impressive central stone fireplace with a contemporary gas fire. Triple-aspect glazing enhances the feeling of openness and floods the room with natural light. The John Lewis fitted kitchen offers a range of wall and base units with integrated gas hob, extractor and eye-level double oven plus space for a fridge/freezer, washing machine and dishwasher. A further door leads to a rear lobby providing access to the garden. An inner hallway gives access to the family shower room, two well-proportioned double bedrooms and an additional room, originally a bedroom, now used as a sitting room with a conservatory enjoying views over the rear garden.

To the first floor, a partial loft conversion has created a comfortable double bedroom with en-suite shower room. Also accessed from the landing is a substantial loft space, offering excellent potential for further conversion, subject to the necessary consents.

Externally, the property is approached via a sleek resin-bound driveway providing off-street parking for several vehicles, complemented by lawn, borders and a mature tree. The resin surface continues to the rear garden to create an ideal entertaining space. There are also two lawned areas, mature borders, timber fencing and a detached outbuilding offering garage and workshop space with mezzanine storage power, light and excellent potential for conversion.

Park Crescent enjoys a sought-after Frenchay setting, offering a village feel, excellent local amenities, green spaces and strong transport links, making it ideal for families and professionals alike.

