





**PARK CRESCENT**  
**FRENCHAY, BRISTOL, BS16 1PD**

**£725,000**



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**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.

