



4, MANOR GARDENS
FRENCHAY
BRISTOL
BS16 1YX
£469,950

ANOTHER PROPERTY PROUDLY PRESENTED BY LILY.

THE SLADEBROOK IS AN IDEAL CHOICE FOR FIRST-TIME BUYERS, YOUNG PROFESSIONALS OR ANYONE LOOKING FOR A MODERN HOME IN AN ENVIABLE LOCATION. OFFERING GENEROUS PROPORTIONS THROUGHOUT, A CONTEMPORARY FINISH AND IMPRESSIVE ENERGY-EFFICIENT CREDENTIALS, THIS IS A HOME THAT COMBINES DAY-TO-DAY PRACTICALITY WITH A MORE CONSIDERED, MODERN WAY OF LIVING.

A beautifully appointed three-bedroom semi-detached home, offering approximately 1,162 sq. ft. of thoughtfully designed accommodation across two floors, set within the highly desirable Manor Gardens development in Frenchay.

From the moment you step inside, the quality and sense of space are immediately apparent. The central entrance hall provides access to the principal living spaces, cloakroom and first floor, while the layout has been designed to provide a natural flow between the rooms.

At the heart of the home is the impressive open-plan kitchen and dining room, positioned to overlook the rear garden. The contemporary kitchen is fitted with a range of integrated appliances and provides a sociable space for everyday living, entertaining friends or enjoying a relaxed weekend breakfast. French doors open directly onto the garden, creating a lovely connection between the indoor and outdoor spaces. A useful utility cupboard provides additional practical storage.

The full-width lounge is particularly generous, with a pair of double windows overlooking the front of the property, allowing plenty of natural light to fill the room. There is ample space for a large sofa arrangement and additional furniture, making this a genuinely comfortable space to unwind. A modern cloakroom completes the ground floor.



FRENCHAY COMMON PROVIDES A WONDERFUL SETTING FOR WALKS, RUNS AND LEISURELY WEEKENDS, WHILE THE SURROUNDING LANES AND COUNTRYSIDE OFFER PLENTY OF OPPORTUNITY TO ESCAPE THE PACE OF CITY LIFE. THERE IS A STRONG COMMUNITY FEEL LOCALLY, YET YOU'RE NEVER FAR FROM THE AMENITIES AND ATTRACTIONS OF BRISTOL.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own contemporary en-suite shower room. The remaining bedrooms provide excellent flexibility, whether used as additional bedrooms, a home office or occasional guest space. The modern family bathroom is finished to the same high standard, with contemporary fittings and a clean, stylish finish.

Outside, the property benefits from a private rear garden, laid predominantly to lawn and patio, providing an easy-to-maintain space for relaxing, entertaining or enjoying a morning coffee. A useful wooden storage shed and dedicated bin store add further practicality. To the front, a private driveway provides off-street parking for two vehicles, together with an EV charging point.

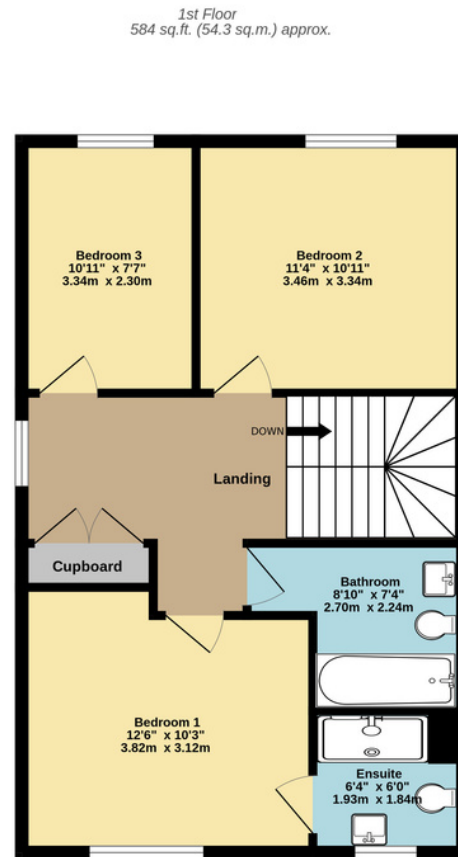
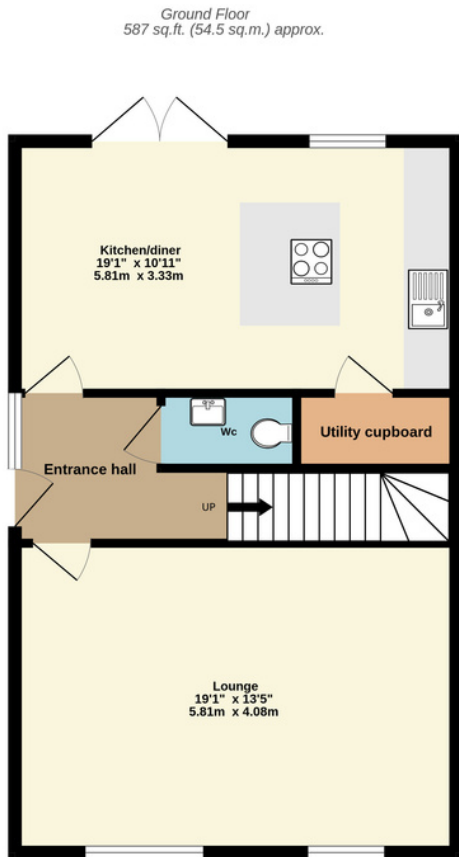
One of the real highlights of this impressive home is its location. Frenchay has long been regarded as one of the most desirable areas on the northern side of Bristol, offering a rare combination of village character, open green space and excellent connectivity.

Nearby Downend provides an excellent choice of independent shops, cafés, restaurants and everyday amenities, while Stapleton, Hambrook and the surrounding areas offer further opportunities to explore on foot or by bike.









TOTAL FLOOR AREA: 1163sq.ft. (108.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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

Energy performance certificate (EPC)

4 Manor Gardens
BRISTOL
BS16 1YX

Energy rating
A

Valid until: 14 August 2034

Certificate number: 0320-3715-7080-2994-7535

Property type Semi-detached house

Total floor area 108 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is A. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

