HUNTERS®

HERE TO GET *you* THERE

Riverwood Road

Frenchay, Bristol, BS16 1NX

£700,000

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Council Tax: E

3 Riverwood Road

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DESCRIPTION

Hunters Estate Agents, Downend are proud to offer for sale this beautifully presented detached dressed Bath stone house which offers an enviable position within the prestigious Riverwood development in Frenchay. Enjoying a particularly generous corner plot position enjoying established gardens which extend to three sides of the property.

The property offers spacious light and airy living accommodation which is arranged over 2 floors and comprises in brief to the ground floor: porch, entrance hallway, living room with dual aspect windows and French doors that open out to the garden,, dining room, a modern fitted kitchen and shower room and bedroom four/siting room with patio doors out to rear garden.

To the first floor can be found an impressive sized master bedroom with fitted wardrobes, two additional bedrooms and a large family bathroom with bath and shower.

Outside the gardens are a real feature of the home, thoughtfully landscaped with well stocked borders, mature shrubs and planting, immaculate lawns and various patios which providing ample outdoor space for seating and entertaining. The property further benefits from having a singe detached garage with power and light and a driveway providing off street parking for several vehicles.

The location offers the perfect blend of both city and rural living along with the conservation area of Frenchay Village with it's common being a short walk away. This provides access to the Frome Valley woodland walks along the River Frome and many miles of public footpaths, whilst offering direct access onto the Avon Ring Road.
The ring road provides easy access onto the M32, M4 and M5.
Bristol Parkway Railway Station is located 3miles away and has regular train services to London Paddington.
Bristol City centre and Cabot Circus are only 4.5 miles away and can be reached using the Metro bus service.
The property also falls in to the catchment of the popular Winterbourne International Academy and the renowned Collegiate School is a short drive away.

ENTRANCE HALLWAY

Access via a hardwood glazed front door, coved ceiling, oak effect laminate flooring, radiator, built in storage cupboard, stairs rising to first floor, doors leading through to: lounge, dining room, sitting room/bedroom 4, kitchen and shower room.

LOUNGE

15'8" x 15'1" (4.78m x 4.60m)
UPVC double glazed window to front, UPVC double glazed French doors to side with matching side window panels leading out to side garden, coved ceiling, 2 double radiators, oak effect laminate flooring, feature beam.

DINING ROOM

14'5" x 11'1" (4.39m x 3.38m)
UPVC double glazed window to front, coved ceiling, double radiator, oak effect laminate flooring, feature stone effect fireplace with electric fire inset, built in storage cupboard with shelving.

KITCHEN

17'11" x 9'5" (max) (5.46m x 2.87m (max))
Two UPVC double glazed window to rear, range of grey high gloss wall and base units, quartz effect laminate work top with matching upstands, 1 1/2 composite sink bowl unit with mixer spray tap, built in stainless steel electric oven and 5 ring gas hob, stainless steel extractor fan hood, glass cooker splash back, integrated dishwasher and washing machine, integrated fridge freezer, oak effect laminate flooring, radiator, UPVC double glazed door out to rear garden.

SITTING ROOM/BEDROOM FOUR

9'11" x 9'4" (3.02m x 2.84m)
Coved ceiling, oak effect laminate flooring, double radiator, built in cupboard with shelving and hanging rail, UPVC double glazed patio door out to rear garden.

SHOWER ROOM

6'11" x 6'0" (2.11m x 1.83m)
Opaque UPVC double glazed window to rear, white suite comprising: wall hung vanity unit with wash hand basin inset, close coupled WC, corner shower enclosure housing electric

shower system, part tiled walls, tiled floor, heated towel radiator.

FIRST FLOOR ACCOMMODATION:

LANDING
UPVC double glazed dormer window to front, cupboard access to eave storage, spindled balustrade, doors leading to bedrooms and bathroom.

MASTER BEDROOM
14'7" x 13'8" (4.45m x 4.17m)
Dual aspect UPVC double glazed window to front (dormer) and side, range of fitted wardrobes, double radiator.

BEDROOM TWO
UPVC double glazed window to side, loft hatch, radiator, range of fitted wardrobes.

BEDROOM THREE
13'5" x 7'10" (4.09m x 2.39m)
UPVC double glazed dormer window to front, radiator, cupboard access to eave storage.

BATHROOM
Two opaque UPVC double glazed window to rear, white suite comprising: twin gripped panelled bath with tap/shower mixer attachment over, vanity unit with wash hand basin inset, close coupled WC, oversized walk in shower enclose with glass screen, housing Triton electric shower system, part tiled walls, tiled floor, shaver point, two heated towel radiators.

OUTSIDE:

REAR GARDEN
Landscaped garden with well tended lawn and stone patio providing seating space, pathway laid to stone chippings, outside light, water tap, well stocked plant/shrub borders, gated access to side garden, gated access leading to front of property/driveway.

SIDE GARDEN
Immaculate landscaped lawn with 4 patio areas providing ample seating space, well stocked plant and shrub borders, enclosed by boundary wall, fence and hedgerow.

FRONT GARDEN
Good size lawn, plant and shrub borders, enclose by boundary wall.

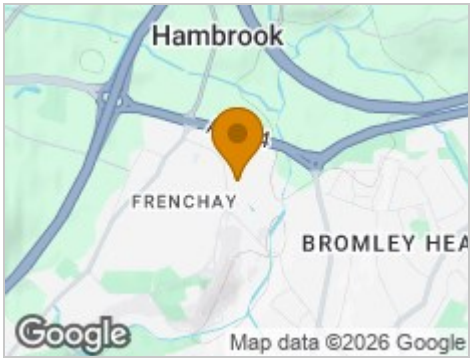
DRIVEWAY
Laid to stone chippings to front and leading down side of property, providing off street parking for several cars, leading to garage.

GARAGE
16'7" x 8'4" (5.05m x 2.54m)
Single detached with up and over door, courtesy door to rear garden, power and light.

Road Map

Hybrid Map

Terrain Map

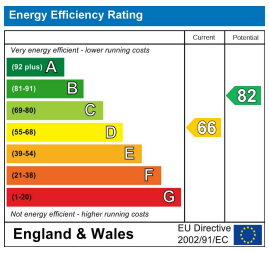


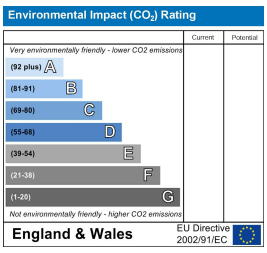
Floor Plan

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.

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