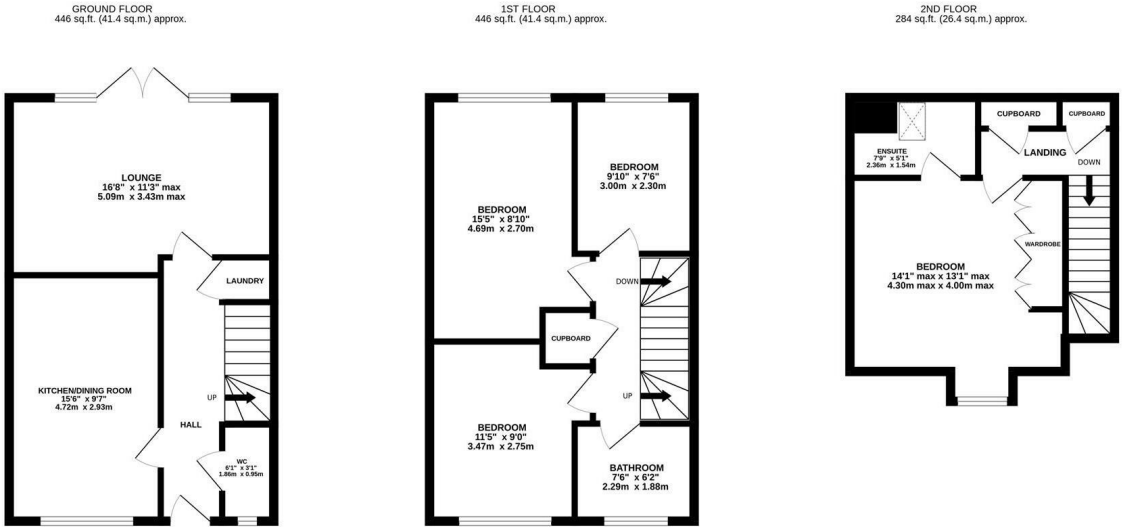
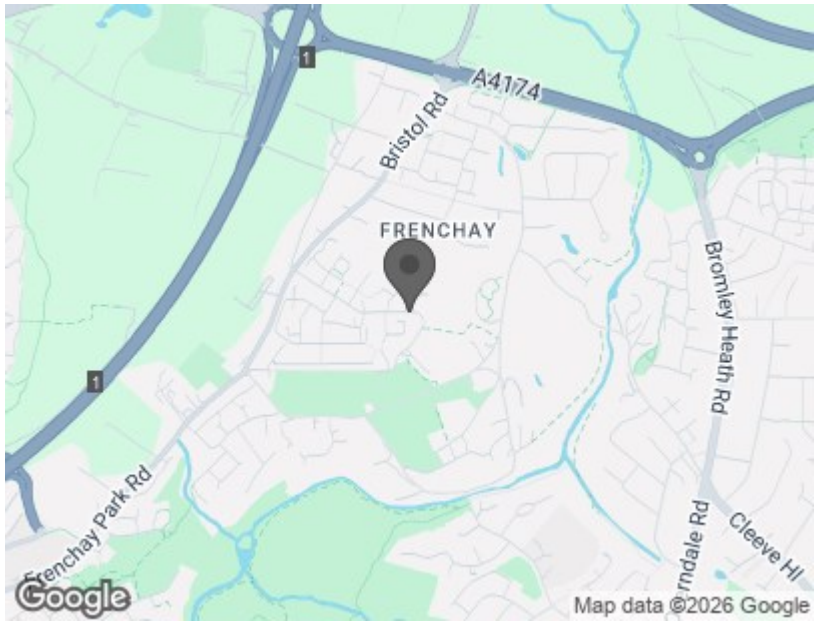
FLOOR PLAN

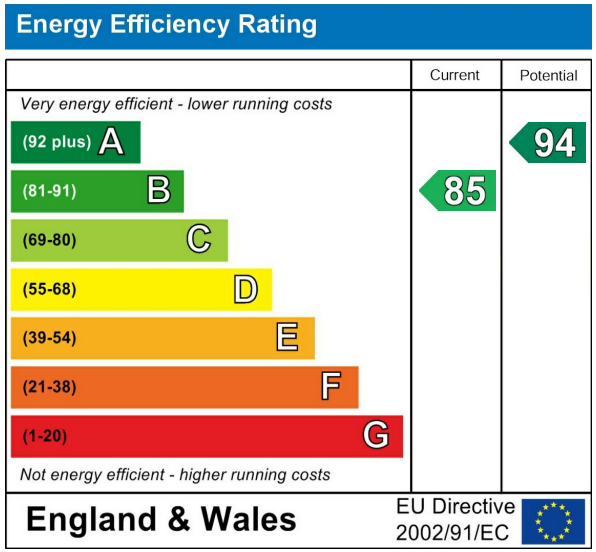


TOTAL FLOOR AREA : 1176 sq.ft. (109.3 sq.m.) approx.

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 as to their operability or efficiency can be given.
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AREA MAP





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



ALEXANDER ROAD

FRENCHAY, BRISTOL, BS16 1UZ

£470,000

4 2 1 B













Ground Floor

Hall

Lounge
16'8 x 11'3 max

Kitchen Dining Room
15'6 x 9'7

WC
6'1 x 3'1

Laundry Cupboard

First Floor

Landing

Bedroom
15'5 x 8'10

Bedroom
11'5 x 9'0

Bedroom
9'10 x 7'6

Bathroom
7'6 x 6'2

Second Floor

Bedroom
14'1 max x 13'1 max

En Suite
7'9 x 5'1

External

Garden

Garage

Off Road Parking x2

NO ONWARD CHAIN

Situated on the ever-popular Alexander Road within the sought-after Redrow development in Frenchay, this beautifully presented four bedroom semi-detached home offers stylish, light-filled accommodation arranged over three floors.

The ground floor is thoughtfully designed for modern living. A contemporary kitchen/dining room features a sleek white high-gloss kitchen with integrated appliances including fridge freezer, dishwasher, gas hob and extractor. Spanning the rear of the property, the generous lounge enjoys French doors with glazed side panels, drawing natural light in and opening seamlessly onto the garden. A cloakroom and a practical laundry cupboard with space and plumbing for both washing machine and tumble dryer complete the ground floor.

To the first floor are three well-balanced bedrooms, two comfortable doubles (one with fitted wardrobes), alongside a smart family bathroom comprising a white three-piece suite with mains-fed shower over the bath and an obscured double-glazed window.

Occupying the entire top floor, the principal suite is designed to maximise space and privacy. A spacious landing with two storage cupboards leads to a superb double bedroom with fitted wardrobes and a contemporary en-suite shower room.

Externally, the fully enclosed rear garden is designed for low maintenance enjoyment, with two decked seating areas and artificial lawn framed by raised planted borders and feature lighting. Additional benefits include outdoor power points, a tap and gated side access to the driveway. The driveway provides tandem parking for two vehicles and leads to a garage with power and lighting. There is also an EV charger point.

Frenchay remains a very desirable residential area appreciated for its village feel, attractive green spaces and excellent access to the ring road, M32 and city centre. With riverside walks, reputable schooling and local amenities close at hand, it offers a superb balance of connectivity and community.











