

# HUNTERS<sup>®</sup>

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## Park Crescent

Frenchay, BS16 1NZ

Asking Price £750,000



Council Tax: E



# 37 Park Crescent

Frenchay, BS16 1NZ

Asking Price £750,000



## DESCRIPTION

Hunters Estate Agents, Downend are proud to offer for sale this beautifully presented detached dressed Bath stone dormer bungalow which offers an enviable position within the prestigious Riverwood development.

The property has been much improved over the years by it's current owner and is set in a sizeable plot.

The spacious living accommodation is arranged over 2 floors and comprises in brief to the ground floor: porch, entrance hallway, cloakroom, lounge, dining room, two bedrooms, 17ft kitchen/breakfast room, utility/boot room 2 double size bedrooms and a stunning 22ft family room with pitched tiled roof, which has dual aspect French doors that open out to the garden. To the first floor can be found 2 good size double bedrooms both of which have en-suite facilities, study and a family bathroom.

The property further benefits from having large mature lawn front and rear gardens with array of plants/shrubs and flower bed borders and a brick built building with power and light to rear which could be used as a home office and currently used as a playroom, driveway providing off street parking and a single garage.

The area 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 Colston's School is a short drive away.

## PORCH

UPVC double glazed window to side, tiled floor, doorway leading through to:

## HALLWAY

Double radiator, telephone point, coved ceiling, built in storage cupboard housing gas meter and hanging rail, stairs rising to first floor accommodation, doors leading to: lounge, bedroom 3 and 4, cloakroom, kitchen and dining room.

## CLOAKROOM

Coved ceiling, close coupled W.C, pedestal wash hand basin, part tile walls, tiled floor, chrome heated towel rail, LED down lighters, extractor fan.

## LOUNGE

12'11" x 12'5" (3.94 x 3.78)

Two UPVC double glazed windows to front, coved ceiling, double radiator, wall mounted gas flame effect fire, TV point.

## BEDROOM THREE

12'11" x 11'11" (3.94 x 3.63)

Double glazed window to front, coved ceiling, double radiator.

## BEDROOM FOUR

12'0" x 10'10" (3.66 x 3.30)

UPVC double glazed window to side, coved ceiling, double radiator.

## DINING ROOM

12'0" x 10'11" (3.66 x 3.33)

Coved ceiling, double radiator, opening leading to family room.

## FAMILY ROOM

22'0" x 15'7" (widest point) (6.71 x 4.75 (widest point))

UPVC double glazed windows to both sides and rear, pitch tiled roof, LED downlighters, TV point, electric radiator, tiled floor, under floor heating, 2 wall lights, dual aspect UPVC double glazed stained glass French doors leading out to rear garden.

## KITCHEN/BREAKFAST ROOM

17'3" (furthest point) x 15'11" (widest point) (5.26 (furthest point) x 4.85 (widest point))

Dual aspect UPVC double glazed windows to rear and side, range of light oak effect wall and base units, laminate work tops with matching breakfast bar, 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in Bosch stainless steel electric double oven and gas hob, integrated dishwasher, built in airing cupboard housing hot water tank, tiled floor, 2 double radiators, opening to family room, door leading to utility.

## UTILITY/BOOT ROOM

11'1" x 5'11" (3.38 x 1.80)

Dual aspect UPVC double glazed windows to front and rear, UPVC double glazed door to rear leading out to garden, space for washing machine and tumble dryer, tiled floor, ceiling spotlights, wall mounted Worcester Bosch boiler (installed Oct 24), walk in larder area, door to garage.

Tel: 0117 956 1234

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft hatch, LED down lighters, coved ceiling, doors leading to:

### MASTER BEDROOM

15'1" x 13'9" (4.60 x 4.19)

UPVC double glazed window to rear, 2 double glazed windows to side, LED down lighters, fitted wardrobe with door access to eave storage, additional cupboard leading to eave storage, double radiator, TV point, door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to rear, close coupled W,C, wash hand basin, shower enclosure housing Triton electric shower system, LED down lighters, coved ceiling, part tiled walls.

### BEDROOM TWO

18'10" (into dormer) x 11'10" (widest point) (5.74 (into dormer) x 3.61 (widest point))

Dual aspect UPVC double glazed dormer windows to front and rear, 2 double radiators, LED down lighters, range of fitted wardrobes with matching drawers, cupboard access to eave storage,

### SHOWER AREA

Travertine tiled floor, vanity unit incorporating drawers and cupboard, marble work top, stainless steel towel rail, shower enclosure with glass door access to shower enclosure housing a mains Mira shower system, Travertine tiled splash backs.

### STUDY

5'2" x 5'2" (1.57 x 1.57)

Velux window to front, radiator.

## BATHROOM

Opaque UPVC double glazed to rear, white suite comprising: shower bath with glass shower screen, Mira electric shower over and tap/shower mixer attachment, chrome heated towel rail, LED down lighters, extractor fan, Travertine walls and floor.

## OUTSIDE:

### REAR GARDEN

Large patio with matching pathway leading to a well tended lawn, additional patio to back of garden, array of well stocked plant, shrubs and flowers, several fruit trees including 4 apple trees, 2 pear trees and a fig tree, wisteria, water tap, security light, greenhouse, side gated access, brick built building currently used as a playroom (potential home office) with power and light and 2 UPVC double glazed windows, enclosed by boundary wall

### FRONT OF PROPERTY

Large mature front garden, pathway to entrance with well tended lawns either side, variety of plant, shrub and flower bed borders, variety of trees including 2 apple trees, outside light to front of property, water tap, driveway providing off street parking leading up to garage, enclosed by boundary wall.

### GARAGE

Single garage with up and over door, power and light.



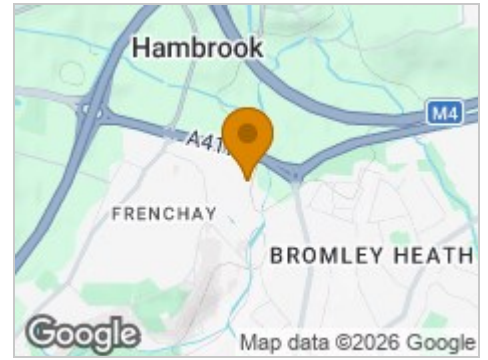
## Road Map



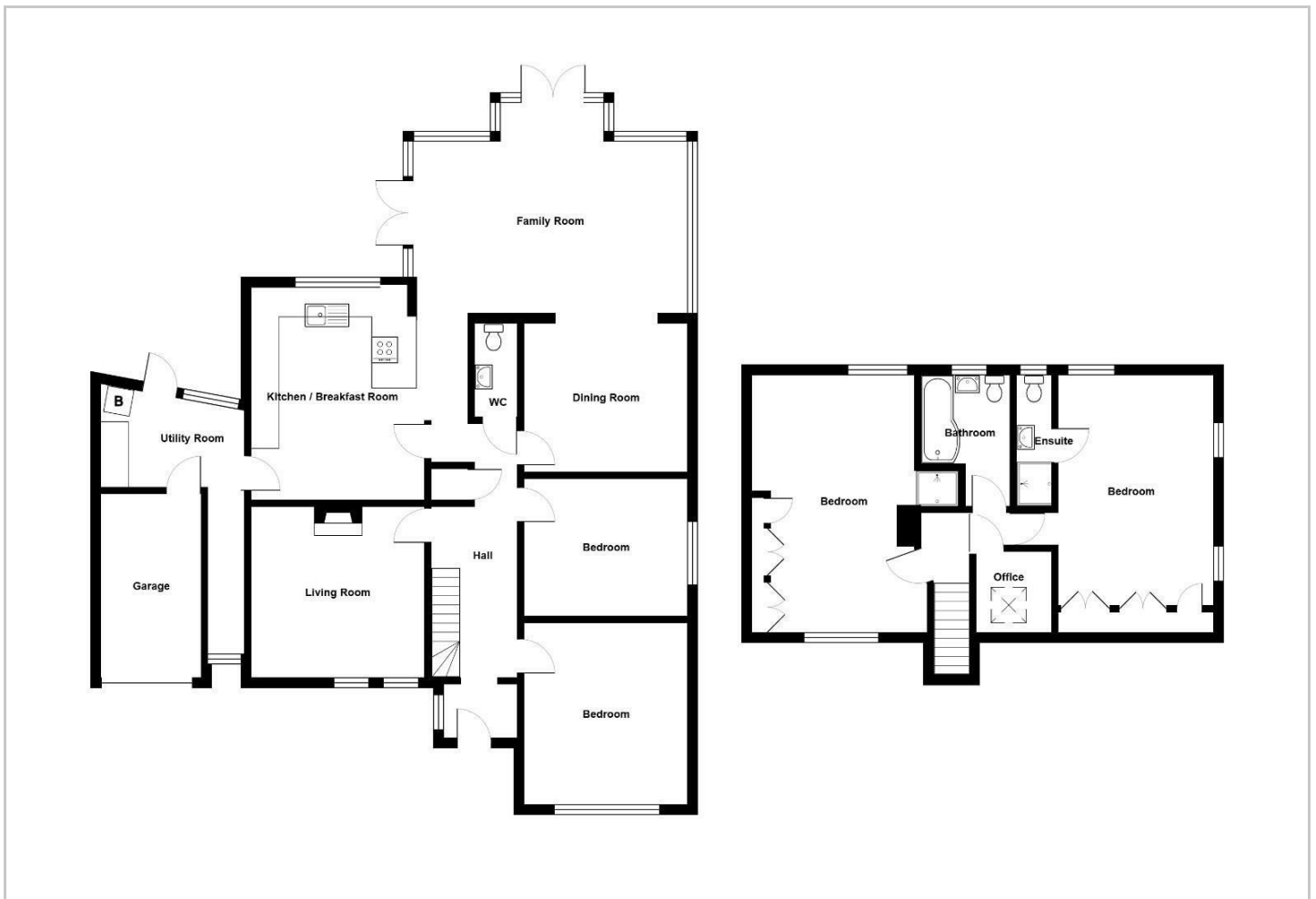
## Hybrid Map



## Terrain Map



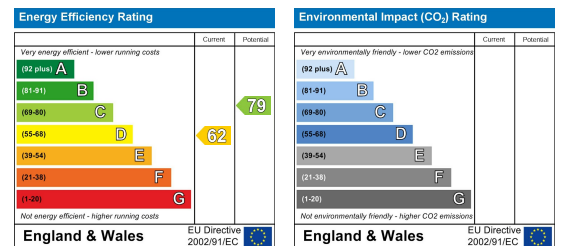
## Floor Plan



## 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.