



Connells

Mustoe Road
Frenchay Bristol



Property Description

Located in Frenchay, this beautifully presented three-bedroom terrace offers a modern layout and immaculate finish throughout.

The ground floor comprises a welcoming lounge with under stairs storage, a contemporary kitchen/dining room with French doors opening to the rear garden, and a convenient downstairs cloakroom. Upstairs, the master bedroom benefits from built-in wardrobes and an en-suite shower room, complemented by two further bedrooms and a stylish family bathroom. Externally, the property enjoys an immaculate landscaped rear garden with patio and lawn areas, perfect for entertaining, along with allocated driveway parking at the front.

Frenchay provides excellent transport links into Bristol and Bath, with the nearby ring road and M32 easily accessible. Local amenities include supermarkets, shops, and cafes, while families will appreciate proximity to good primary schools and secondary options.

Entrance Hall

Door to front aspect, wood effect flooring, access to cloakroom and lounge.

Downstairs Cloakroom

4' 9" x 3' 3" (1.45m x 0.99m)
Obscured double glazed window to front aspect, smooth ceiling with spotlights, extractor fan, WC, wash hand basin with mixer tap, wood effect flooring and radiator.

Lounge

15' 9" Max x 10' 3" Max (4.80m Max x 3.12m Max)

Double glazed window to front aspect, under stairs storage, TV point, carpet flooring, stairs to first floor, access to kitchen/diner and radiator.

Kitchen/Dining Room

14' 8" Max x 8' Max (4.47m Max x 2.44m Max)

Double glazed window to rear aspect and double glazed French doors opening to garden, smooth ceiling with spotlights, a range of wall and base units with worktops over, gas hob with extractor over, eye-level double oven, 1 and 1/2 half bowl stainless steel sink with mixer tap and drainer, integrated fridge freezer, cupboard housing boiler, space for washing machine, wood effect flooring and radiator.

Landing

Storage cupboard, loft access, doors to bedrooms and bathroom, and radiator.

Bedroom One

11' 9" Max x 10' 9" Max (3.58m Max x 3.28m Max)

Double glazed window to front aspect, built-in wardrobes, carpet flooring, smooth ceiling, access to en-suite and radiator.

En-Suite

Obscured double glazed window to front aspect, smooth ceiling with spotlights, part tiled walls, walk-in shower with glass sliding door, wash hand basin with mixer tap, WC, heated towel rail, wood effect flooring.

Bedroom Two

10' 6" Max x 8' 10" Max (3.20m Max x 2.69m Max)

Double glazed window to rear aspect, carpet flooring, space for freestanding wardrobe, smooth ceiling and radiator.

Bedroom Three

8' 10" x 7' 3" (2.69m x 2.21m)

Double glazed window to rear aspect, carpet flooring, space for freestanding wardrobe and radiator.

Bathroom

8' Max x 6' 2" Max (2.44m Max x 1.88m Max)

Smooth ceiling with spotlights, part tiled walls, extractor fan, panelled bath with mixer tap and mains shower over, glass shower screen, WC, wash hand basin with mixer tap, heated towel rail, wood effect flooring and radiator.

Outside

Front Approach

Driveway, pathway to front door and pathway leading to the side for rear garden access, rain canopy, outside light.

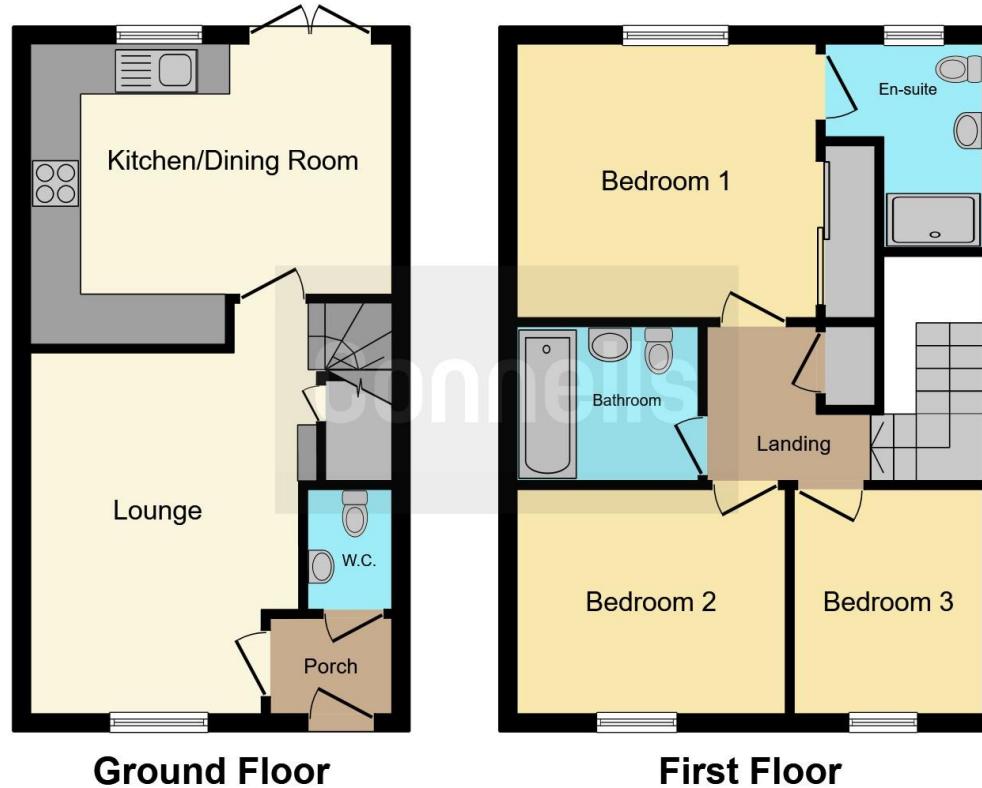
Rear Garden,

Fully enclosed by way of boundary fencing, mainly laid to faux lawn, decked area, patio area, raised flower beds, outside tap and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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