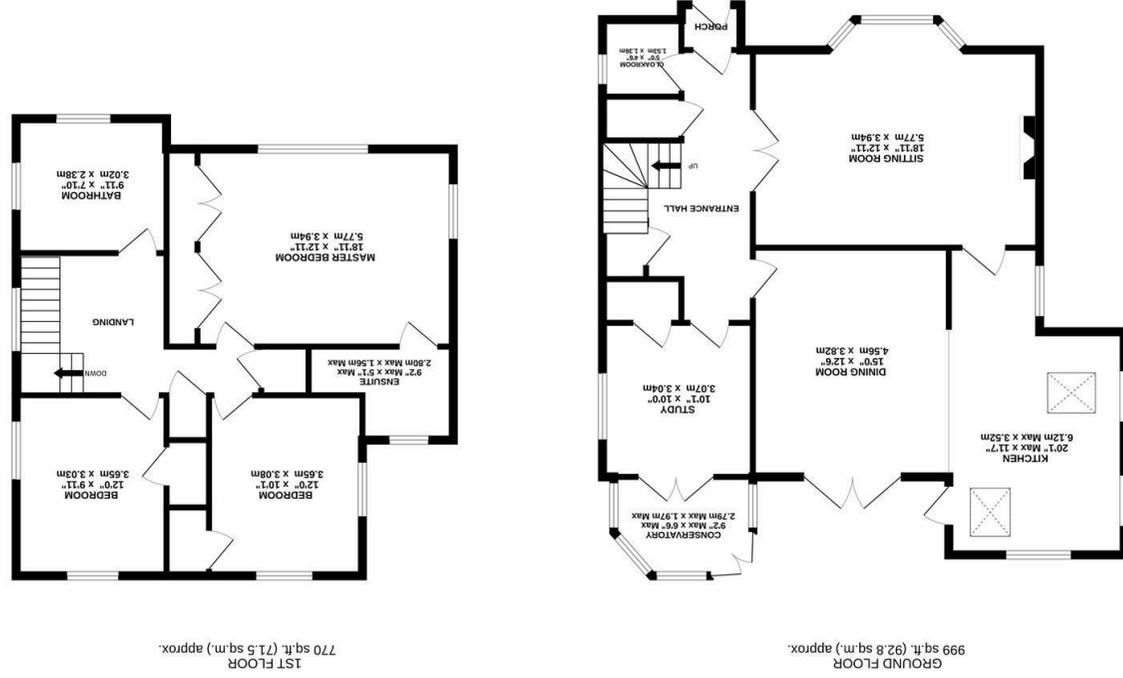




FLOOR PLAN

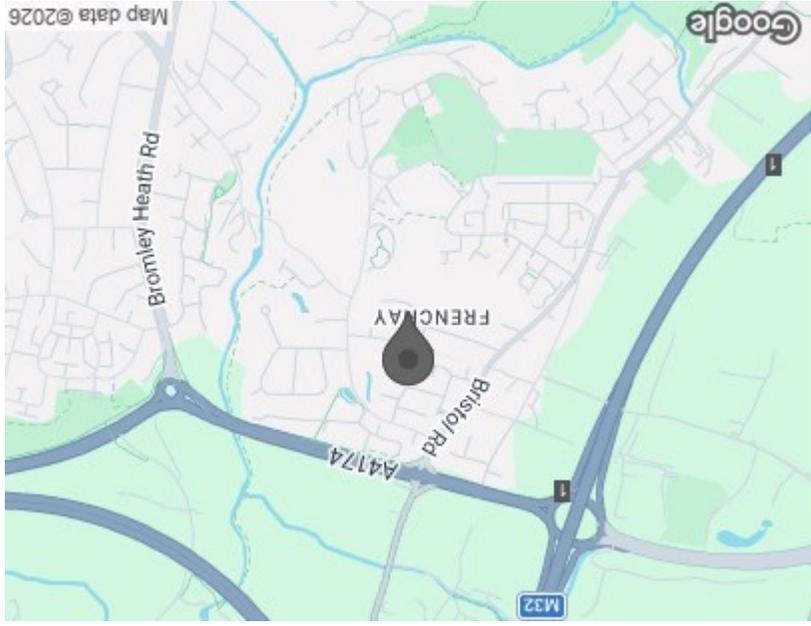


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as 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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TOTAL FLOOR AREA: 1.769 sq.ft. (164.3 sq.m.) approx.

AREA MAP



Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
		Not energy efficient - higher running costs	
		(1-20)	G
		(21-38)	F
		(39-54)	E
		(55-68)	D
		(69-80)	C
		(81-91)	B
		(92 plus)	A
		Very energy efficient - lower running costs	
Potential	Current	81	78

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



HOMESTEAD GARDENS
FRENCHAY, BRISTOL, BS16 1PH

£900,000





GROUND FLOOR

Entrance Lobby

Entrance Hall

Sitting Room

18'11" x 12'11"

Kitchen/Breakfast Room

20'0" x 11'6"

Dining Room

14'11" x 12'6"

Study

10'0" x 9'11"

Conservatory

9'1" x 6'5"

Cloakroom

5'0" x 4'5"

FIRST FLOOR

Landing

Bedroom One

18'11" x 12'11"

Ensuite Shower Room

9'2" x 5'1"

Bedroom Two

11'11" x 10'1"

Bedroom Three

11'11" x 9'11"

Family Bathroom

9'10" x 7'9"

OUTSIDE

Front Garden

Rear Garden

Summer House

Garden Shed

Double Driveway

Double Garage



Located in the prestigious Homestead Gardens, Frenchay, we are delighted to bring to the market this three double bedroom executive family home. This fabulous residence has served the family for over two decades and has been modernised in more recent years to include reroofing, electrical upgrades, solar panels and a new kitchen.

As you enter the property, you will be immediately impressed with the entrance hall boasting Teak floors and Oak veneer doors that give access to all rooms. There is a handy boot cupboard plus generous understairs storage.

Double doors lead to the striking lounge with a traditional bay window to the front elevation. Completed with engineered Oak floors and a stone fireplace housing a multi fuel burner, with slate hearth and surround, this is the perfect space to relax and unwind.

Beyond is the kitchen that has been extended and opened into the dining room, creating an open plan environment that so many families desire. The kitchen boasts a range of wall and base units finished with sleek handleless doors, Quartz work tops and upstands.

Integrated appliances include two Neff slide and hide ovens, five ring hob and an extractor hood. French doors, a single glass door, plus windows look out to the rear gardens.

There is a study/family snug located to the rear of the property with French doors leading to a small conservatory with doors leading to the garden.

The impressive first floors offer a spacious landing with doors to all first floor rooms. All three bedrooms are of generous double size and benefit a dual aspect and fitted wardrobes or cupboards. The principal room features a fully tiled three piece ensuite shower room, whilst the family bathroom offers a luxury four piece suite.

The property sits within a generous plot allowing gardens to the front, side and rear. The fully enclosed rear garden is bounded by timber fencing and a natural stone wall offering privacy and seclusion.

