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## Park Crescent

Frenchay, Bristol, BS16 1PD

Offers In Excess Of £900,000



Council Tax: F



# 12 Park Crescent

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## DESCRIPTION

Positioned within the highly desirable area of Frenchay, this exceptional four-bedroom detached family home has been fully renovated, significantly extended and enhanced with a recent loft conversion, creating a truly stunning and contemporary residence finished to an uncompromising standard throughout.

From the moment you arrive, the quality is evident. The welcoming porch features Porcelanosa tiling and a striking vaulted ceiling, setting the tone for the craftsmanship and attention to detail found across the home.

The living room offers a warm yet elegant retreat, centred around a Chesney's log burner set within a beautiful limestone fireplace. Flowing seamlessly through the ground floor, the dining room showcases solid wood parquet flooring, a bespoke handmade understairs cupboard and striking black glass Crittall-style doors leading back to the porch. Handcrafted FD30 fire-rated steel doors (currently being fitted) further enhance both style and safety.

The heart of the home is undoubtedly the bespoke kitchen, finished with solid wood parquet flooring and luxurious Carrara marble worktops and matching large island unit. Designed for both family living and entertaining, it features two sinks, an Ilve dual-fuel range cooker, AEG combination microwave/oven with warming drawer, integrated dishwasher and fridge, Fired Earth tiled splashbacks, a bespoke handmade cooker hood and water softener. A slightly vaulted ceiling with two skylights and aluminium French doors floods the space with natural light and connects beautifully to the garden.

Complementing the kitchen is a beautifully appointed utility room, finished with Fired Earth marble herringbone flooring with underfloor heating, bespoke cabinetry, a Belfast sink with Perrin & Rowe three-tap mixer, and space for both a

washing machine and tumble dryer. Crittall-style black glass doors connect to the kitchen and study, with solid doors leading to the garage and downstairs WC. Two Velux windows enhance the light-filled feel.

The downstairs WC continues the luxury theme with Fired Earth marble tiling, underfloor heating and Porcelanosa sanitaryware, while the study/sun room provides a superb work-from-home space with a vaulted ceiling, two Velux windows and aluminium French doors and window.

Upstairs, the accommodation is equally impressive.

Bedroom One is a luxurious principal suite featuring a vaulted ceiling, four Velux windows, bespoke handmade in-frame wardrobes and a stunning Porcelanosa ensuite complete with underfloor heating and even a TV integrated into the bath.

Bedroom Two benefits from extensive bespoke storage, including triple in-frame wardrobes, drawers, an understairs cupboard and additional built-in wardrobe, along with a stylish Porcelanosa ensuite with a separate electric shower.

Bedroom Three offers an inbuilt wardrobe and its own ensuite bathroom.

Bedroom Four, located within the loft conversion, is served by a beautifully designed bathroom finished with Fired Earth limestone tiles and Lusso Stone sanitaryware, including bath, shower, vanity unit and bespoke brass-fitted shower screen.

Externally, the property continues to impress with a conservatory, a bespoke summer house, and a landscaped garden laid with natural limestone tiles from Quorn Stone, creating an elegant and low-maintenance outdoor space ideal for entertaining and a double access driveway providing ample off street parking.

This is a rare opportunity to acquire a meticulously

designed, high-specification family home in one of Frenchay's most sought-after locations, offering luxury, space and timeless style throughout.

## LOCATION

Riverwood is an exclusive residential development set within the highly regarded and leafy suburb of Frenchay on the north-eastern edge of Bristol, offering an attractive blend of village charm and excellent connectivity. Known for its historic character, green open spaces and strong community feel, the area is particularly popular with families and professionals alike.

The property is well positioned for access to Bristol city centre, UWE Bristol, Southmead Hospital, and the MOD Abbey Wood, with convenient links to the M32, M4 and M5 motorways. Regular bus services provide straightforward commuting options, while Bristol Parkway Station is within easy reach for national rail connections.

The conservation area of Frenchay village and its beautiful Common and local pub is only a short walk away with its riverside walks along the Frome Valley, and surrounding countryside offer excellent opportunities for outdoor leisure, while major retail and leisure facilities at Cabot Circus, Cribbs Causeway and Eastgate Retail Park are easily accessible.

## LIVING ROOM

10'11" x 16'3" (3.35 x 4.96)



## DINING ROOM

10'7" x 11'9" (3.23 x 3.6)

## KITCHEN

21'2" x 26'4" (6.46 x 8.05)

## UTILITY

7'4" x 10'9" (2.25 x 3.3)

## STUDY

7'5" x 9'1" (2.28 x 2.79)

## GARAGE

14'9" x 10'9" (4.5 x 3.3)

## BEDROOM ONE

18'10" x 16'5" (5.76 x 5.02)

## BEDROOM TWO

11'0" x 11'9" (3.36 x 3.6)

## EN-SUITE SHOWER ROOM

## BEDROOM THREE

8'9" x 10'9" (2.68 x 3.3)

## EN-SUITE SHOWER ROOM

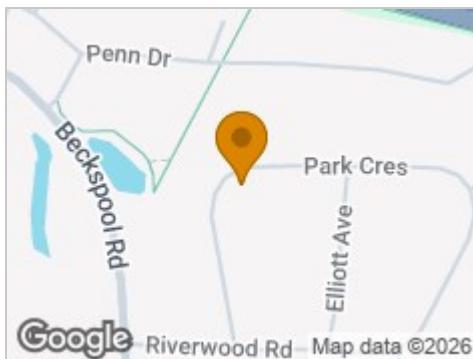
## BEDROOM FOUR (LOFT CONVERSION )

9'2" x 12'2" (2.8 x 3.73)

## EN-SUITE BATHROOM



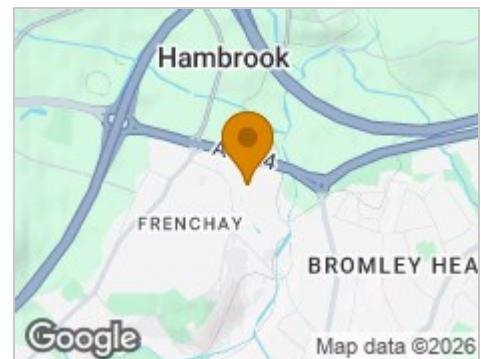
## Road Map



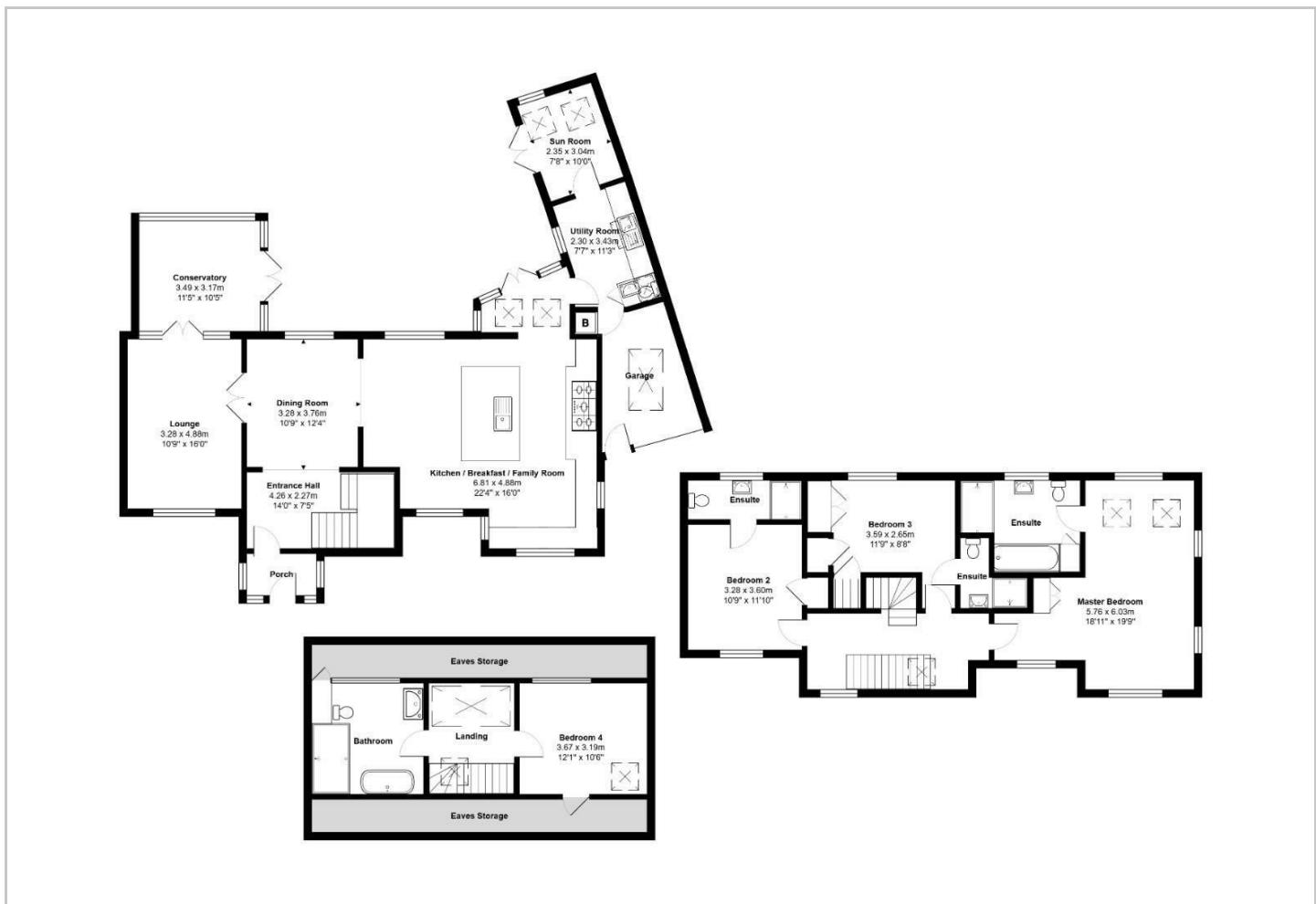
## Hybrid Map



## Terrain Map



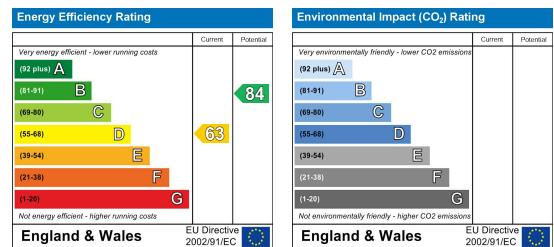
## Floor Plan



## 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.