HUNTERS®

HERE TO GET *you* THERE



Penn Drive

Frenchay, Bristol, BS16 1NN

£630,000

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Council Tax: E





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£630,000





DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this well presented detached bungalow which occupies a position in the prestigious area of Frenchay.

The property is conveniently located for access onto the Avon ring road, for major commuting routes, for the Bristol cycle path and for transport links into the city centre. Abbeywood Business Park and Bristol Parkway station are both also within easy reach.

The property is also situated within easy walking distance of the picturesque Frenchay Common and riverside walks along the Frome Valley Walkway towards Hambrook and Frenchay Village which provide excellent outdoor recreational space for people of all ages.

The spacious accommodation comprises; entrance porch, entrance hall, a cloakroom, a generous sized lounge with feature fireplace, a kitchen with an extensive range of wall and base units complimented by a granite worksurface and incorporating an integral double electric oven with four ring induction hob, three double bedrooms, a bathroom which includes a jacuzzi bath and multi-jet shower and a large uPVC double glazed conservatory with an insulated tiled roof.

Externally to the front of the property is a large Avon Cobblestone driveway providing ample off street parking and would be ideal for someone seeking parking large enough for a caravan or camper van.

The double garage measures an impressive 16'9" x 16'8" and has an electric operated roller shutter door and power and light.

To the rear of the property is a well maintained good sized garden which is mainly laid to patio and lawn and has well stocked herbaceous borders displaying a variety of fruit trees which include apple, pear, cherry and fig. The garden also benefits from having a large timber framed lodge which could be used as a home office, gym, summerhouse or for additional storage.

Additional benefits include gas central heating which is supplied by a Vaillant boiler and uPVC double glazed windows.

Properties of this style and quality are rarely available, so an early internal viewing appointment is encouraged to fully appreciate what this much loved bungalow has to offer.

ENTRANCE

Via a part opaque uPVC double glazed door, leading into an entrance porch.

ENTRANCE PORCH

Dual aspect uPVC double glazed windows, polycarbonate roof, part opaque uPVC double glazed door leading into an entrance hall.

ENTRANCE HALL

Loft access, coved ceiling, high level cupboard housing consumer unit, low level double fronted cupboard housing gas meter, two radiators, doors leading into cloakroom, lounge, kitchen bedrooms and bathroom.

CLOAKROOM

Ceiling with recessed spot light, white suite comprising; W.C. and wash hand basin with chrome mixer tap, tiled walls.

LOUNGE

17'4" x 12'8" (5.28m x 3.86m)

Dual aspect uPVC double glazed windows, coved ceiling, TV aerial point, feature fireplace housing an electric coal and flame effect fire, radiator.

KITCHEN

11'5" x 8'9" (3.48m x 2.67m)

uPVC double glazed window to rear, coved ceiling, granite worksurface with a stainless steel one and a half bowl sink inset with mixer tap and tiled splash backs, extensive range of fitted wall and base units incorporating an integral Neff electric double oven and a four ring induction hob, space for a tall fridge freezer, cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water, radiator, half opaque uPVC double glazed door leading into conservatory.

CONSERVATORY

11'6" x 10'6" (3.51m x 3.20m)

Dual aspect uPVC double glazed windows, ceiling with recessed spot lights, granite worksurface with fitted base unit below, plumbing for washing machine, radiator, uPVC double glazed French doors leading into rear garden.

BEDROOM ONE
11'7" x 10'3" (3.53m x 3.12m)
uPVC double glazed window to front, fitted wardrobes with hanging rails, drawer units and shelving, radiator.

BEDROOM TWO
11'3" x 10'3" (3.43m x 3.12m)
uPVC double glazed window to front, coved ceiling, radiator,

BEDROOM THREE
12'6" x 8'2" (3.81m x 2.49m)
uPVC double glazed window to rear, fitted sliding mirror fronted wardrobes with hanging rails and shelving, radiator.

BATHROOM
9'4" x 7'5" (2.84m x 2.26m)
Opaque uPVC double glazed window to rear, ceiling with recessed LED spotlights, classic white suite comprising; W.C. with concealed cistern, wash hand basin with chrome mixer tap inset into a vanity unit, jacuzzi bath with chrome mixer tap with hand held shower attachment and shower cubicle with multi jet shower, tiled walls, chrome heated towel rail.

OUTSIDE

FRONT GARDEN
An area laid mainly to lawn.

OFF STREET PARKING
Avon Cobblestone patterned imprinted driveway providing several off street parking spaces.

GARAGE
16'9" x 16'8" (5.11m x 5.08m)
Electric metal roller shutter door, uPVC double glazed window to rear, power and light, courtesy door leading into rear garden.

REAR GARDEN
Avon Cobblestone patterned imprinted patio leading to an area which is mainly laid to lawn, a variety of well maintained herbaceous borders displaying a variety of shrubs and fruit trees which include apple, pear, cherry and fig, water tap, outside lighting, wooden gate providing pedestrian access.

GARDEN LODGE
22'4" x 12'0" (6.81m x 3.66m)
Two uPVC double glazed windows to front, power and light, uPVC double glazed French doors opening out onto a wooden decking.

ANTI-MONEY LAUNDERING
Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.









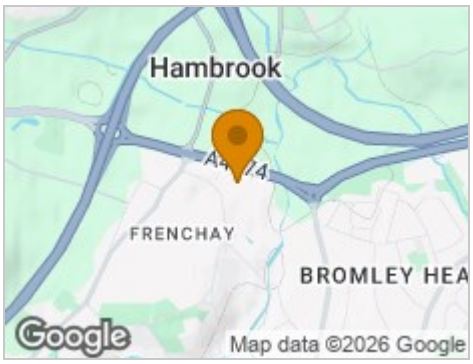
Road Map



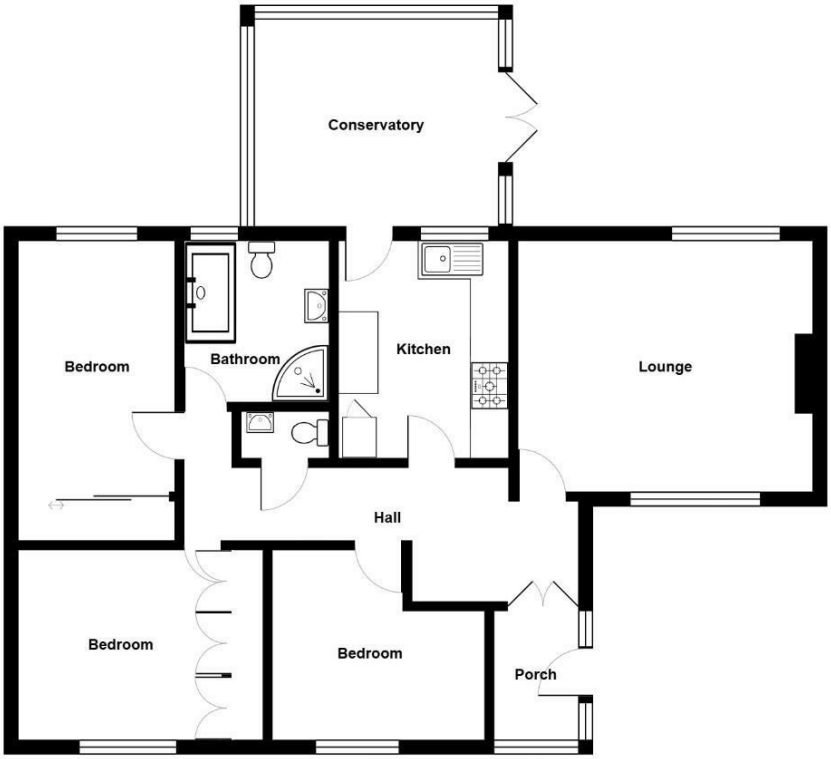
Hybrid Map



Terrain Map



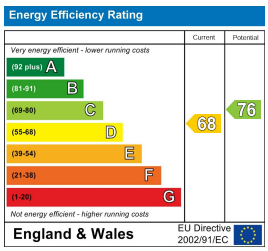
Floor Plan

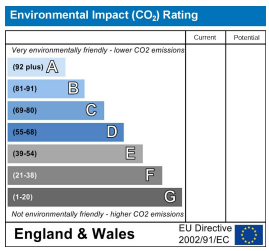


Viewing

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.

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