HUNTERS®

HERE TO GET *you* THERE

Mustoe Road

Frenchay, Bristol, BS16 2FZ

£500,000

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Council Tax: E

46 Mustoe Road

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£500,000

DECRIPTION

Hunters Estate Agents, Downend are delighted to offer this stylish and contemporary townhouse, situated in the highly desirable Frenchay Park development. This beautiful home is immaculately presented throughout, and has an abundance of space and character displayed over three floors.

Built circa 2020 by Redrow, the accommodation comprises: to the ground floor, entrance hall, cloakroom and a large open plan kitchen-diner with Bi-folding doors opening out to the landscaped garden. To the first floor is a sizeable living room with a Juliet balcony, a large bedroom and the main bathroom. On the top floor are two further good sized bedrooms and the master bedroom. The large master bedroom benefits from having a Juliet balcony and an en-suite. Externally the property benefits from a driveway for two vehicles and a large single garage with power and light, and a good sized landscaped rear garden, which is laid to lawn and patio. .

Situated in the highly sought after Frenchay locality, the location provides quick and easy access to Bristol City Centre, the ring road, and the M32 motorway (which connects to the M4 and M5). Many major employers are within close proximity, including the UWE, MOD and Airbus. The property is also within walking distance of a range of lovely green spaces, including the picturesque Frenchay Common, and Vassals Park (which offers lovely woodland walks along the river Frome to Snuff Mills.

ENTRANCE HALLWAY

Radiator, LVT wood effect flooring, built in storage cupboard, built in utility cupboard providing space and plumbing for washing machine, laminate work top, stairs rising to first floor, doors leading through to cloakroom and kitchen-diner.

CLOAKROOM

Close coupled WC, wall mounted wash hand basin, radiator, picture rail, LVT wood effect flooring.

KITCHEN-DINER

17'2" x 12'3" (5.23m x 3.73m)
UPVC double glazed bi-folding doors leading out to garden, LVT wood effect flooring, range of fitted matt light grey wall and base units, laminate work top, built in AEG double electric oven and gas hob, stainless steel extractor fan hood, wall cupboard housing Vaillant boiler, tiled splash backs, integrated AEG dishwasher, integrated fridge freezer. LED downlighters, double radiator.

FIRST FLOOR ACCOMMODATION:

LANDING

Turning staircase rising to second floor, radiator, doors leading to: living room, bedroom 2 and bathroom.

LIVING ROOM

17'3" x 14'0" (5.26m x 4.27m)
UPVC double glazed window to front, UPVC double glazed French doors to Juliet balcony, double radiator.

BEDROOM TWO

17'3" x 14'0" (5.26m x 4.27m)
UPVC double glazed window to rear, radiator.

BATHROOM
Suite comprising: panelled bath with mains controlled shower over, glass shower screen wall hung wash hand basin, close coupled WC, LVT wood effect flooring, part tiled walls, LED downlighters, extractor fan, shaver point.

SECOND FLOOR ACCOOMODATION:

MASTER BEDROOM
17'3" x 14'0" (5.26m x 4.27m)
UPVC double glazed window to front, UPVC double glazed French doors out to Juliet balcony, double radiator, 2 double fitted wardrobes, door to en-suite.

EN-SUITE
Suite comprising: pedestal wash hand basin, wall hung wash hand basin, shower enclosure with glass sliding door, mains controlled shower system, chrome heated heated towel radiator, LED downlighters, extractor fan, LVT wood effect flooring.

BEDROOM THREE
13'1" x 7'1" (3.99m x 2.16m)
UPVC double glazed window to front, built in cupboard housing hot water tank, radiator.

BEDROOM FOUR
9'9" x 12'5" (max) (2.97m x 3.78m (max))
UPVC double glazed window to rear, radiator, picture rail.

OUTSIDE:

REAR GARDEN
Landscaped garden consisting of a full width Indian Sandstone patio providing ample outdoor seating space leading to a good sized well tended lawn, wood sleeper planters, well stocked with variety of plants and shrubs, water tap, security light, pear tree, rear pedestrian gated access, enclosed by boundary fencing.

FRONT GARDEN
Border laid to stone chippings, paved pathway to entrance, gas and electric and gas meters, bin store.

GARAGE/PARKING
Integral garage, up and over door, power and light, driveway to front of garage providing off street parking for 2 cars.

Road Map

Hybrid Map

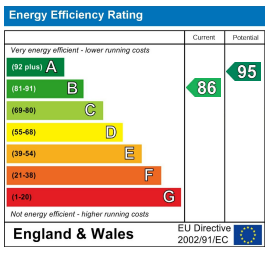
Terrain Map

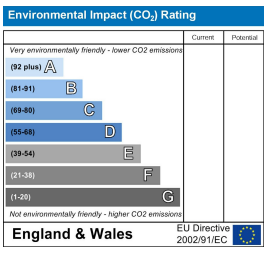
Floor Plan

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.
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