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Park Crescent

Frenchay, Bristol, BS16 1PD

Offers In Excess Of £950,000



Council Tax: F



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DESCRIPTION

A substantial and highly versatile detached family home with large plot, superbly positioned within the ever-popular Riverwood development in Frenchay. The property enjoys close proximity to the conservation area of Frenchay Village and its common, while also benefiting from excellent transport links and everyday amenities.

Originally constructed as a bungalow, the home has been thoughtfully extended and enhanced over the years, including a loft conversion, to create an impressive and spacious residence arranged over two floors. The flexible layout offers generous accommodation well suited to modern family living, multi-generational households, or those seeking self-contained annex space.

The ground floor is both welcoming and expansive, featuring an entrance porch leading to a large entrance hall, 25ft lounge, formal dining room, cosy snug, and a well-appointed kitchen/breakfast room. Further accommodation includes a utility room, two cloakrooms, conservatory overlooking the garden, and a dedicated study-ideal for home working.

To the first floor, an impressive gallery landing provides access to three double bedrooms within the main house and shower room. The principal suite boasts a dressing room and en-suite bathroom, while bedroom three also benefits from an en-suite.

In addition, a separate staircase leads to an annex area comprising a bedroom, kitchenette and shower room, offering excellent potential for guest accommodation, dependent relatives or rental opportunities (subject to consent).

Externally, the property benefits from access to a double integral garage with electric door and a generous front double access driveway providing ample off-street parking. To the rear lies a fantastic, large and mature garden, offering a high degree of privacy and an ideal space for entertaining or family enjoyment.

Overall, this impressive home offers exceptionally versatile living accommodation in a sought-after location, perfectly suited to families or buyers requiring annex potential within a well-established and desirable setting.

ENTRANCE PORCH

Access via an opaque UPVC double glazed door with matching side window panel, built in cupboard, alarm control panel, oak glazed door leading through to hallway.

HALLWAY

Opaque UPVC double glazed window panel to front, LED downlighters, double and single radiators, under stair storage cupboard with light, oak effect Karndean flooring, Oak staircase rising to first floor, double oak glazed doors leading to kitchen, door to living room, doorway leading through to inner hallway.

LOUNGE

12'11" x 25'5" (3.94m x 7.75m)

UPVC double glazed window to front, LED downlighters, 2 double radiators, wall mounted gas flame effect fire, TV point, oak glazed door leading through to conservatory.

INNER HALLWAY

Karndean oak effect flooring, LED downlighters, double coats cupboard, doors leading through to cloakroom and dining room, opening leading through to snug.

DINING ROOM

13'11" x 13'5" (4.24m x 4.09m)

UPVC double glazed window to front and side, triple panelled radiator, TV point, LED downlighters.

CLOAKROOM

Opaque UPVC double glazed window to side, close coupled W.C, wall hung wash hand basin, part tiled walls, oak effect Karndean flooring, chrome heated dual fuel towel radiator, extractor fan, LED downlighters.

SNUG

13'11" x 8'11" (4.24m x 2.72m)

Opaque UPVC double glazed window to side, oak effect Karndean flooring, double radiator, LED downlighters, 2 oak glazed double doors leading through to kitchen and to conservatory.

KITCHEN/BREAKFAST ROOM

15'3" x 11'0" (4.65m x 3.35m)

Internal window to conservatory, range of cream high gloss wall and base units, Granite work top incorporating breakfast bar, built in Neff electric oven and comb/microwave, built in Neff induction hob, stainless steel extractor fan, integrated Neff dishwasher, integrated tall fridge, double radiator, tiled effect Karndean flooring, double sink bowl unit with Insinkerator waste disposal system, LED downlighters, door leading out to conservatory.

CONSERVATORY

32' x 14'4" (9.75m x 4.37m)

UPVC double glazed windows to rear, Two UPVC double glazed French doors leading out to garden, glass roof, double panelled vertical radiator, 2 electrically operated skylight windows, wall mounted air conditioning unit, tile effect Karndean flooring, 2 vertical radiators and double radiator, doorway leading to inner lobby.

INNER LOBBY

Stairs rising to second floor/annex accommodation, under stair storage cupboard, built in airing cupboard housing hot water tank, tiled effect Karndean flooring, courtesy door to garage, doors leading through to: utility, cloakroom 2 and study.

UTILITY

9'10" x 8'8" (3.00m x 2.64m)

UPVC double glazed window to side, fitted wall and base units, laminate work top incorporating single stainless steel sink bowl unit with mixer tap, tiled splash backs, space and plumbing for washing machine and dishwasher, built in stainless steel 5 ring gas hob and electric oven, stainless steel extractor fan hood, space for fridge freezer, extractor fan, wall mounted Worcester boiler, tiled effect Karndean flooring, Opaque UPVC opaque double glazed door leading out to side of property.

CLOAKROOM 2

Opaque UPVC double glazed window to side, pedestal wash hand basin, close coupled W.C, heated dual fuel towel radiator, part tiled walls, tiled effect Karndean flooring, LED downlighters.

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STUDY

19'10" x 11'7" (6.05m x 3.53m)

UPVC double glazed window to rear, part glass roof, 2 radiators, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

15'3" x 11'8" (4.65m x 3.56m)

Open gallery landing with Velux window to front, Oak balustrade with metal spindles, LED downlighters, radiator, alarm control panel, loft hatch, doors leading to bedrooms 1,2,3 and shower room.

MASTER BEDROOM

12'8" x 16'6" (3.86m x 5.03m)

Dual aspect UPVC double glazed dormer windows to front and rear, LED downlighters, double radiator, door leading through to dressing room.

DRESSING ROOM

Dual aspect Velux windows to front and rear, LED downlighters, 4 built in wardrobes, door from wardrobe to eave storage with lighting, additional access to eave storage with lighting, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to side, panelled bath, twin wall hung wash hand basins, large tiled shower enclosure with glass folding door entry, mains controlled shower system, with drench head, tiled walls, chrome heated towel radiator, LED downlighters.

BEDROOM TWO

13'1" x 15'1" (3.99m x 4.60m)

UPVC double glazed window to front, LED downlighters, radiator.

BEDROOM THREE

13'7" x 11'3" (4.14m x 3.43m)

UPVC double glazed dormer window to rear, double fitted wardrobe, built in storage cupboard, LED downlighters, door access to eave storage, double radiator, door leading to en-suite.

EN-SUITE

Velux window to rear, pedestal wash hand basin, close coupled W.C, tiled shower enclosure housing a mains controlled shower system, chrome heated towel radiator.

SHOWER ROOM

Velux window to rear, pedestal wash hand basin, close coupled W.C, tiled shower enclosure housing a mains controlled shower system, chrome heated dual fuel towel radiator.

ANNEX ACCOMMODATION:

BEDROOM FOUR

11'5" x 11'7" (3.48m x 3.53m)

UPVC double glazed window to rear, radiator.

LANDING/KITCHENETTE

11'5" x 11'7" (3.48m x 3.53m)

Dual aspect Velux windows to sides, radiator, range of fitted base units, laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, integrated fridge, doors leading to bedroom and shower room.

SHOWER ROOM

Tiled shower enclosure housing a mains controlled shower system, close coupled W.C, wall hung wash hand basin, chrome heated dual fuel towel radiator, part tiled walls, extractor fan.

OUTSIDE:

REAR GARDEN

Large mature garden, full width brick paved patio with matching pathway providing ample outdoor seating space, well tended lawn, variety of trees, established plant and shrub borders, gated access to rear, built in shed, 2 additional storage sheds, variety of outside lighting, 4 water taps, allotment area with large greenhouse, enclosed by boundary fencing.

DRIVEWAY

Double access driveway laid to brick paving providing off street parking for several vehicles, enclosed by boundary stone wall with pillars.

GARAGE

Double integral garage, electric roller shutter door, power and light, alarmed.



Road Map



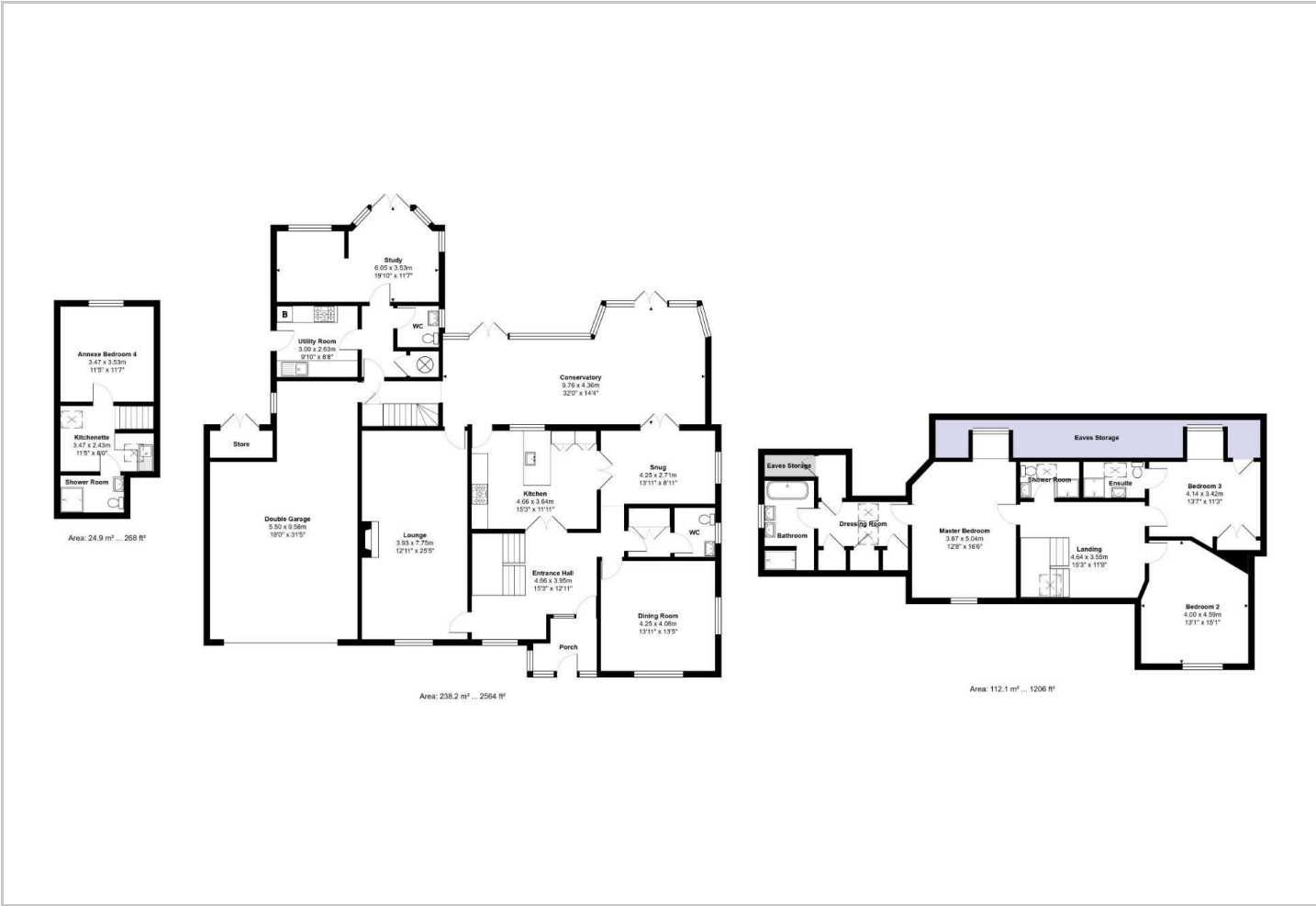
Hybrid Map



Terrain Map



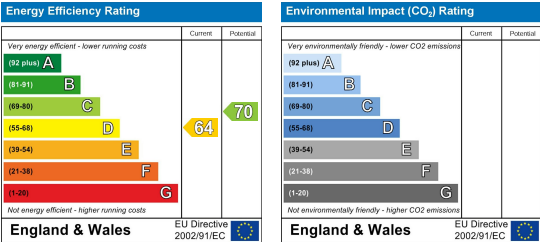
Floor Plan



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.