

# HUNTERS<sup>®</sup>

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## Bryants Close

Frenchay, Bristol, BS16 1PA

£649,995



Council Tax: F



# 3 Bryants Close

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## DESCRIPTION

Hunters Estate Agents, Downend are offering a fantastic opportunity to own this attractive and unique detached home, which is nestled in a quiet cul-de-sac in one of the most sought after and prestigious locations in Frenchay.

The property is conveniently positioned for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being situated within easy reach of excellent transport links, for the Abbeywood Business Park and for Bristol Parkway station.

Picturesque countryside walks towards Frenchay Village and across the conservation area of Frenchay Common and along the Frome Valley Walkway towards Hambrook provide excellent outdoor recreational space.

The property does require some modernisation throughout and is perfect for a buyer searching for a property to put their own stamp on.

The accommodation comprises to the ground floor; an entrance hall, a lounge with a stone built fireplace housing an open fire. Double sliding doors lead into a dining area and living room beyond which is situated to the rear of the property with patio doors leading into the rear garden. The light and airy kitchen has dual aspect windows and is fitted with a range of wall and base units and has a door leading into a conservatory with doors leading into a cloakroom, the garage and the rear garden.

To the first floor there are three generous sized bedrooms and a bathroom with an over bath shower.

Externally to the front of the property is a small garden which is mainly laid to lawn with flower borders and a driveway positioned in front of the garage providing off street parking.

The garage measures 17'5" x 8'7" has a metal up and over door and power and light.

The established generous sized corner plot garden to the rear backs onto private woodland and is laid mainly to lawn and is displayed with an array of herbaceous borders, trees and shrubs.

## ENTRANCE

Via an opaque glazed panelled Oak door, leading into an entrance hall.

## ENTRANCE HALL

Leaded window to front, under stairs storage cupboard, security alarm control panel, radiator, parquet flooring, stairs leading to first floor accommodation and doors leading into lounge, dining area and kitchen.

## LOUNGE

15'8" x 10'9" (4.78m x 3.28m)

Leaded secondary glazed window to front, coved ceiling, stone built fireplace housing an open fire, TV aerial point, two radiators, parquet flooring beneath carpeting, opaque glazed panelled sliding double doors leading into dining area.

## DINING AREA

10'9" x 10'8" (3.28m x 3.25m)

Serving hatch into kitchen, radiator, parquet flooring beneath carpeting, square opening leading into living room.

## LIVING ROOM

20'9" x 11'9" (6.32m x 3.58m)

Two secondary glazed windows to rear, TV aerial point, two radiators, double glazed sliding patio door leading into rear garden.

## KITCHEN

14'8" x 10'9" (4.47m x 3.28m)

Leaded secondary glazed window to front, window to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units, roll edged work surface, gas cooker point, space for an under the counter fridge, plumbing for washing machine, plumbing for dishwasher, TV aerial point, radiator, tiled floor, opaque glazed panelled door leading to lean to.

### CONSERVATORY

Windows to rear, half glazed door leading into rear garden, half glazed door leading to front and doors leading into cloakroom and garage.

### CLOAKROOM

Opaque glazed window to rear, white W.C.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Leaded secondary glazed window to front, loft access, doors leading into all first floor rooms.

#### BEDROOM ONE

15'9" x 11'1" (4.80m x 3.38m)

Leaded secondary glazed window to front, secondary glazed window to rear, storage cupboard with shelving, two radiators.

#### BEDROOM TWO

11'1" 10'9" (3.38m 3.28m)

Secondary glazed window to rear, wall mounted ventilation fan.

#### BEDROOM THREE

9'9" x 7'7" (2.97m x 2.31m)

Leaded secondary glazed window to front, radiator.

### BATHROOM

10'9" x 7'2" (3.28m x 2.18m)

Opaque glazed window to rear, suite comprising; W.C. wash hand basin and panelled twin gripped bath with an over bath shower, cupboard housing a Vaillant boiler supplying gas central heating and hot water, half tiled walls, radiator.

### OUTSIDE

#### FRONT GARDEN

Small area of lawn with herbaceous borders.

#### OFF STREET PARKING

Driveway providing off street parking situated in front of the garage.

#### GARAGE

17'5" x 8'7" (5.31m x 2.62m)

Window to rear, power and light, metal up and over door.

#### REAR GARDEN

Mainly laid to lawn with established herbaceous borders displaying a variety of trees and shrubs, water tap, outside lighting, brick built storage, feature pond, garden surrounded by fencing with private woodland beyond.



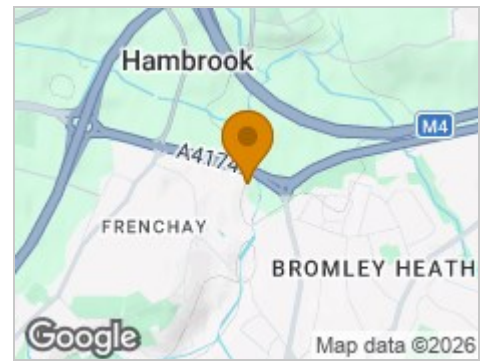
## Road Map



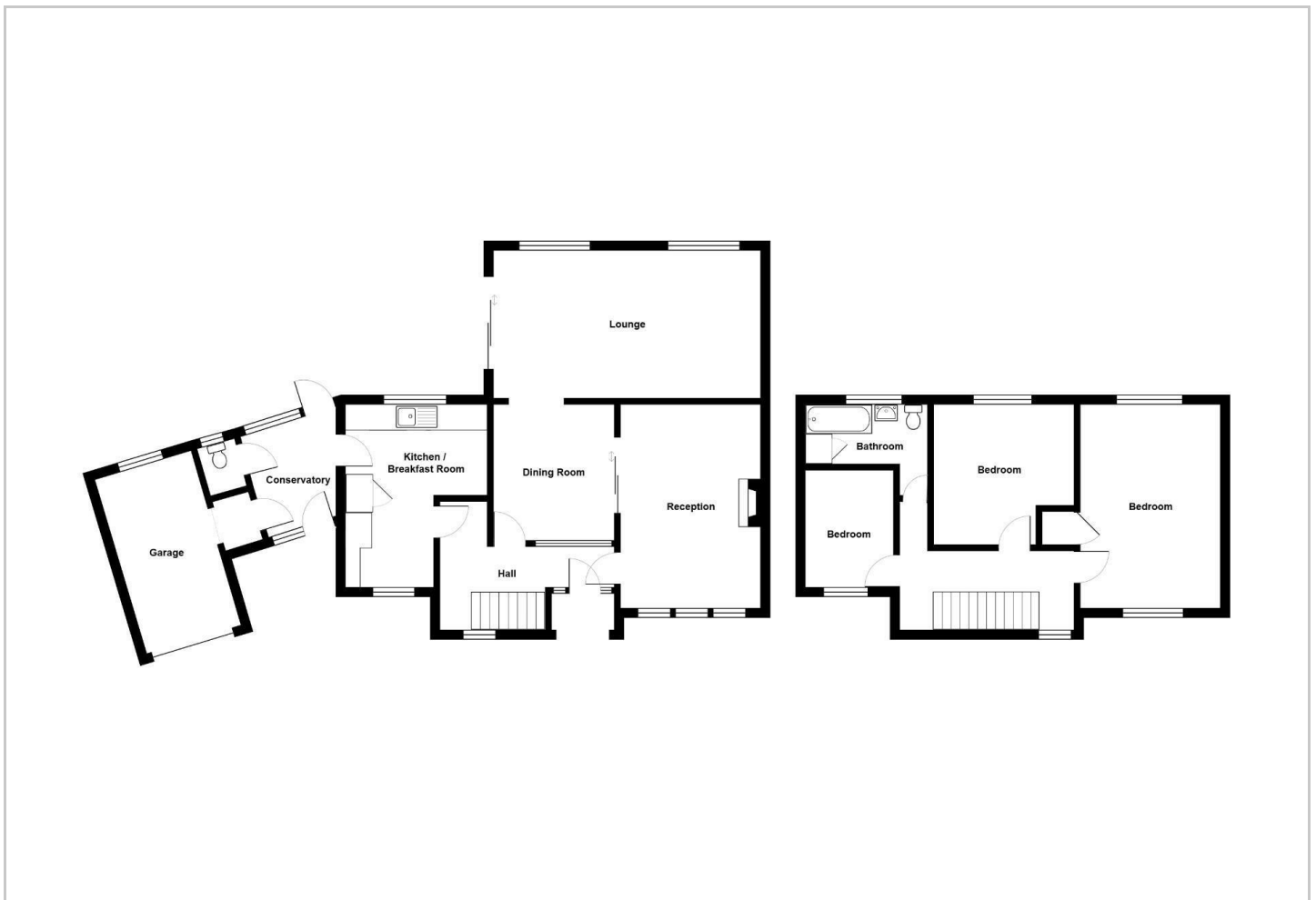
## Hybrid Map



## Terrain Map



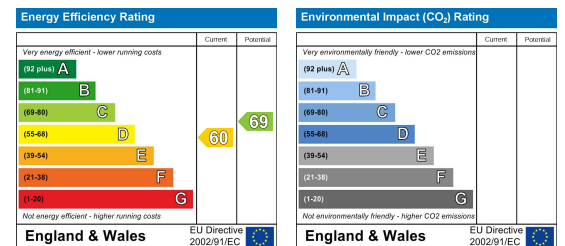
## Floor Plan



## 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.