

# HUNTERS<sup>®</sup>

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## Beaufort Place

Frenchay, Bristol, BS16 1PE

£450,000



Council Tax:



# 1 Beaufort Place

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## DESCRIPTION

Offered for sale with no onward chain this 4 bedroom extended end of terrace family home in the ever popular village of Frenchay. The spacious accommodation comprises: entrance porch, 17ft living room with feature fireplace and floor to ceiling window, kitchen/diner, utility/cloakroom and a family room/dinning room (extension). To the first floor can be found 4 generous size bedrooms and a family bathroom with shower cubicle. The property further benefits from having double glazing and gas central heating. Externally there is a fantastic mature corner plot rear garden laid to lawn and patio, lawn front garden, driveway and an integral garage.

The picturesque Frenchay Common is a short walk away, as is the River Frome with it's lovely walks to Snuff Mills. The area also offers very good transport links with easy access into Bristol City Centre whilst providing easy access on to The Avon Ring Road and M32/M4 and M5 motorways.

## ENTRANCE PORCH

Access via a UPVC double glazed door, UPVC double glazed window to front, opaque hardwood glazed door with matching side window panel leading through to Living room.

## LIVING ROOM

17'7" x 16'10" (5.36m x 5.13m)  
Floor to ceiling UPVC double glazed window to front, radiator, feature fireplace with gas flame effect remote controlled fire inset, 2 wall lights, stairs rising to first floor, sliding door to kitchen/diner.

## KITCHEN/DINER

16'10" x 9'6" (5.13m x 2.90m)  
UPVC double glazed window to rear, range of fitted

oak effect wall land base units, laminate work top incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap. Built in double electric oven and ceramic hob, tiled splash backs, space for fridge freezer, space and plumbing for dishwasher, extractor fan, radiator, parquet style floor, archway opening to family room/dining room, door to lobby.

## LOBBY

Opaque UPVC double glazed door leading out to rear garden, tiled floor, door to garage, door to utility/cloakroom.

## UTILITY/CLOAKROOM

High level UPVC double glazed window to rear, close coupled W.C, vanity unit with wash hand basin inset, aqua board and tiled splash backs, space and plumbing for washing machine, tiled floor, radiator.

## DINING/FAMILY ROOM (EXTENSION)

9'7" x 9'2" (2.92m x 2.79m)  
UPVC double glazed windows to rear and side, UPVC double glazed French doors to side leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch, built in airing cupboard, doors leading to bedrooms and bathroom.

### BEDROOM ONE

13'2" x 10'10" (4.01m x 3.30m)  
UPVC double glazed window to front, radiator, fitted wardrobes.

## BEDROOM TWO

14'3" x 9'11" (widest point) (4.34m x 3.02m (widest point))

UPVC double glazed window to front, radiator, fitted double wardrobe, built in cupboard with shelving.

## BEDROOM THREE

10'6" x 8'2" (3.20m x 2.49m)

UPVC double glazed window to rear, radiator, built in cupboard with hanging rail.

## BEDROOM FOUR

10'5" x 8'2" (3.18m x 2.49m)

UPVC double glazed window to rear, radiator, built in cupboard.

## BATHROOM

Two opaque UPVC double glazed windows to rear, white suite comprising: panelled bath with tap/shower attachment over, vanity unit with wash hand basin inset, W.C, shower enclosure housing a mains controlled shower system with drench head, chrome heated towel Rail, tiled floor, part tiled walls.

## REAR GARDEN

Good size mature corner plot garden, laid mainly to

lawn with plant and shrub borders, stone paved patio with matching pathway, pergola, 3 brick built sheds, borders to stone chippings, side gated access, outside light, water tap, side gated access, enclosed by boundary wall and fence.

## FRONT GARDEN

Laid to Lawn.

## DRIVEWAY

To front of property, laid to paving providing an off street parking space.

## GARAGE

17'5" x 7'11" (5.31m x 2.41m)

Double door access to front, power and light, electric meter.



## Road Map



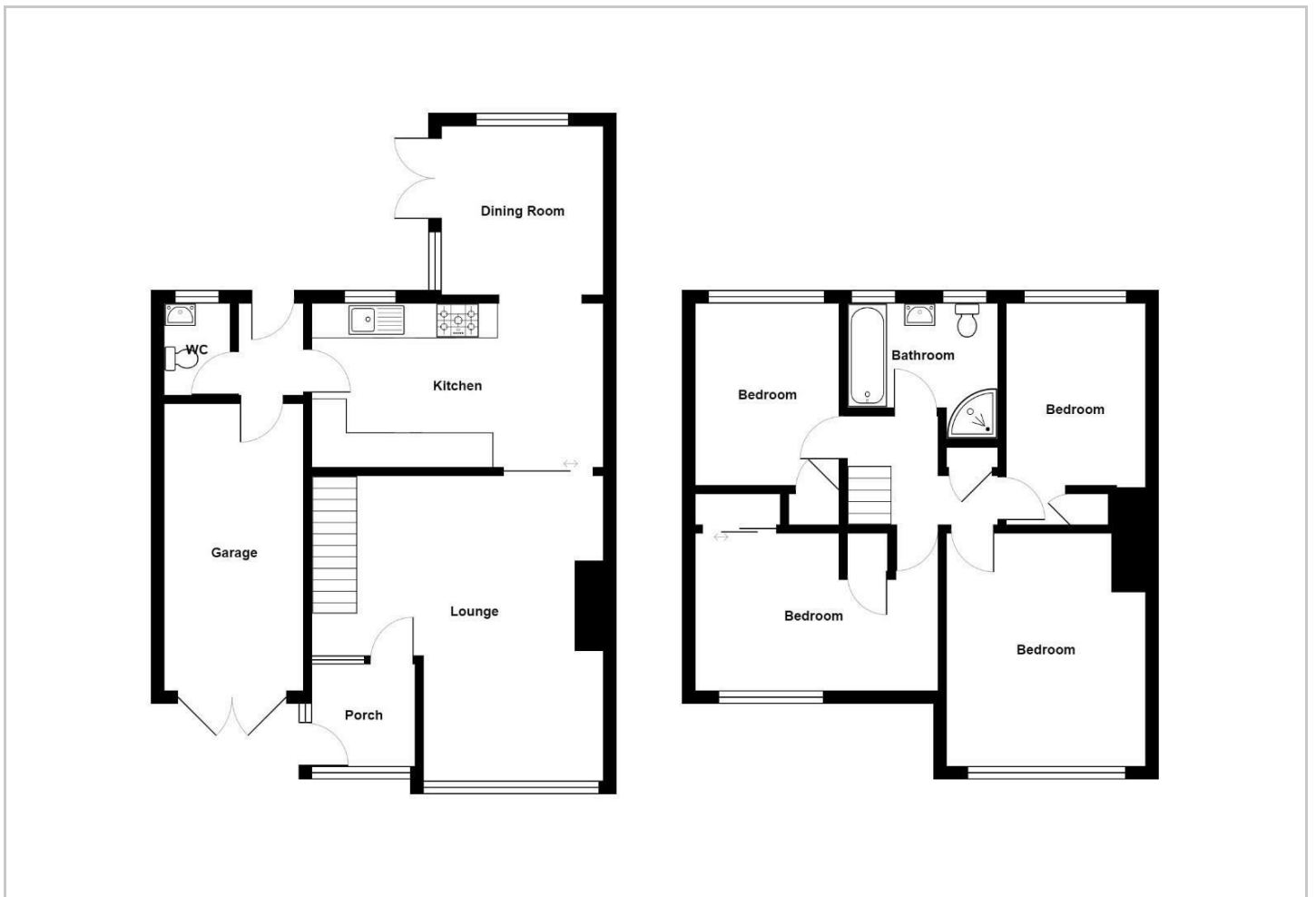
## Hybrid Map



## Terrain Map



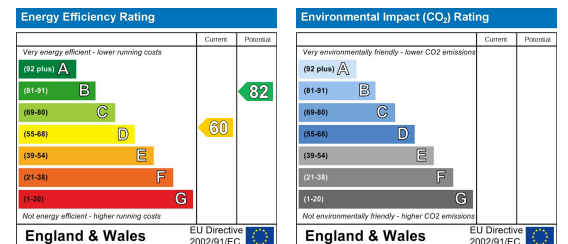
## Floor Plan



## 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.