

HUNTERS[®]

HERE TO GET *you* THERE



Malmains Drive

Frenchay, Bristol, BS16 1PQ

£525,000



Council Tax: E



21 Malmaison Drive

Frenchay, Bristol, BS16 1PQ

£525,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this spacious extended semi-detached property, situated in the highly desirable Frenchay. Offered for sale with no onward chain and providing well-proportioned accommodation ideal for a family with the added benefit of a loft room.

The ground floor comprises: entrance porch, entrance hallway, two reception rooms, including an extended light and airy living room with patio doors opening onto the rear garden. A galley-style kitchen features a range of wall and base units with space for a freestanding cooker and dishwasher and a utility room. A ground floor cloakroom/WC completes the ground floor accommodation.

To the first floor can be a light and airy landing with access to three bedrooms and the family bathroom. The principal bedroom is a generously sized, light-filled room overlooking the rear garden. The second bedroom is also a good-sized double, while the third bedroom enjoys a dual aspect with windows to the side and rear. The family bathroom is fitted with a white three-piece suite, including a shower over the bath.

The second floor features a loft room with a double-glazed dormer window overlooking the rear garden. Externally, the property boasts a substantial rear garden, ideal for families and gardening enthusiasts. Predominantly laid to lawn it also features a paved patio area and mature trees, creating an attractive space for outdoor entertaining. To the front, a gravelled driveway provides off-road parking for multiple vehicles and access to a single detached garage.

Conveniently located for commuters, the property offers easy access to motorway networks and Parkway Station. The picturesque Frenchay Common is also within close proximity, providing scenic walks along the River Frome and open green spaces.

ENTRANCE PORCH

Access from side of property via an opaque UPVC double glazed door, Opaque UPVC double glazed window to side, tiled floor, hardwood glazed door leading to hallway.

HALLWAY

Opaque UPVC double glazed window to front, radiator, under stairs storage cupboard, turning staircase rising to first floor, door leading to: cloakroom. living room and dining room.

CLOAKROOM

Opaque UPVC double glazed window to side, close coupled W.C, wash hand basin, tiled splash backs, tiled floor, cupboard housing fuse box and electric meter, extractor fan.

DINING ROOM

11'9" x 10'10" (3.58m x 3.30m)

UPVC double glazed bay window to front, coved ceiling, feature tiled fireplace, TV point.

LIVING ROOM

19'6" x 14'6" (5.94m x 4.42m)

Coved ceiling, 2 double radiators, 2 wall lights, TV point, UPVC double glazed patio doors leading out to rear garden, door to kitchen.

KITCHEN

11'5" x 6'7" (3.48m x 2.01m)

UPVC double glazed window to side, coved ceiling, range of fitted wall and base units, high gloss laminate work top incorporating 1 1/2 stainless steel sink bowl unit, space for cooker, quarry tiled floor, space for dishwasher, double radiator, doorway leading through to utility.

UTILITY ROOM

7'7" x 6'7" (2.31m x 2.01m)

UPVC double glazed window to rear, coved ceiling, white wall and base units, high gloss laminate work top, space for washing machine and fridge freezer, wall mounted Worcester boiler, opaque UPVC double glazed door leading out to side of property.

FIRST FLOOR ACCOMMODATION:

LANDING

Door leading to staircase rising to loft room, doors leading to bedrooms and bathroom.

BEDROOM ONE

14'6" x 11'5" (4.42m x 3.48m)

UPVC double glazed window to rear, radiator.

BEDROOM TWO

10'10" x 9'3" (3.30m x 2.82m)

UPVC double glazed window to front, radiator.

BEDROOM THREE

11'5" x 6'8" (3.48m x 2.03m)

Dual aspect UPVC double glazed windows to rear and side, radiator.

BATHROOM

Two opaque UPVC double glazed windows to side, suite comprising: panelled bath with mains controlled shower system over, glass folding shower screen, pedestal wash hand basin, close coupled W.C, heated towel radiator, tiled floor, part tiled walls.

LOFT ROOM

13'2" x 10'1" (4.01m x 3.07m)

UPVC double glazed dormer window to rear, radiator, access to eave storage.

OUTSIDE:

REAR GARDEN

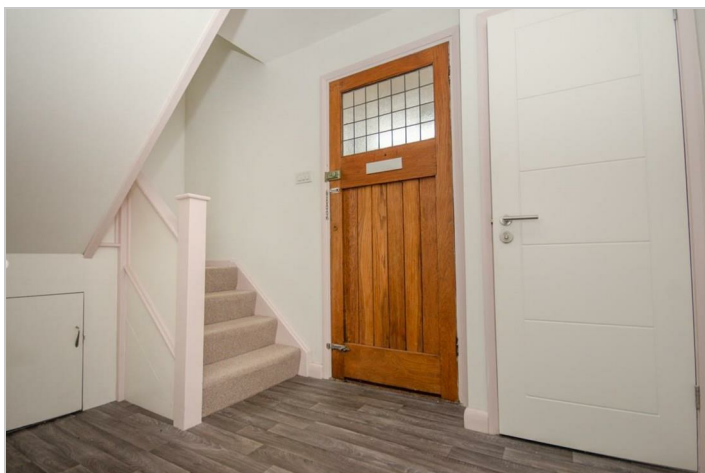
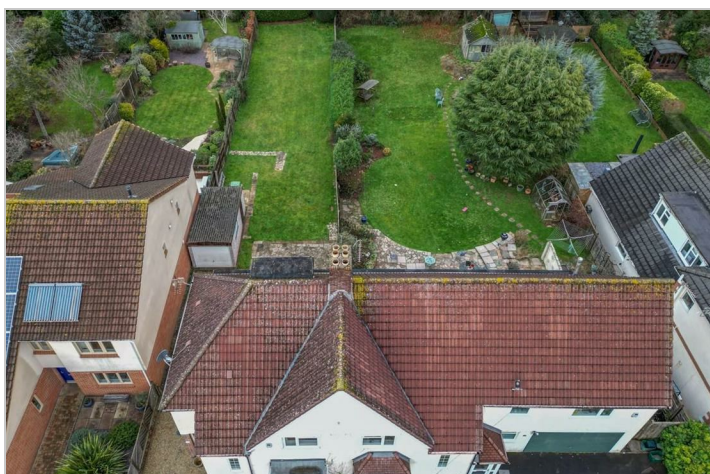
Patio laid to crazy paving leading to a large lawn, side access, enclosed by boundary fencing.

FRONT OF PROPERTY

Driveway laid to stone chippings to front and side providing off street parking for several cars, borders laid to slate chippings, enclosed by boundary wall and fence.

GARAGE

Detached single garage, up and over door, courtesy door access to side,



A map snippet from Google Maps showing the intersection of Wadham Dr and Malmain Dr. An orange location pin is placed at the intersection. The Google logo and 'Map data ©2026' are visible at the bottom.

A map snippet from Google Maps showing the location of Frenchay. An orange location pin is placed on the road labeled 'FRENCHAY'. To the north of the pin is the area labeled 'Hambrook'. To the east, a road is labeled 'A4174'. On the left side, a road is partially labeled 'ilton Rd'. The Google logo is in the bottom left corner, and 'Map data ©2020' is in the bottom right corner.

GROUND FLOOR

UTILITY ROOM
7'7" x 6'7"
2.32m x 2.01m

KITCHEN
11'6" x 6'7"
3.50m x 2.01m

WC

ENTRANCE HALL
DOWN

UP

LOUNGE
19'6" x 14'6"
5.94m x 4.42m

DINING ROOM
11'9" x 10'10"
3.59m x 3.30m

1ST FLOOR

BEDROOM
11'5" x 6'8"
3.48m x 2.04m

BEDROOM
14'6" x 11'5"
4.42m x 3.49m

BEDROOM
10'10" x 9'3"
3.30m x 2.82m

BATHROOM
7'9" x 6'11" Max
2.35m x 2.12m Max

LANDING

UP

UP

2ND FLOOR

LOFT ROOM
13'2" x 10'1"
4.02m x 3.07m

DOWN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 Rating

Rating	Current	Potential
92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com <https://www.hunters.com>