

# HUNTERS®

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## Fromeside Park

Downend, Bristol, BS16 2QL

£975,000



Council Tax: G





# 1 Fromeside Park

## Downend, Bristol, BS16 2QL

### £975,000



#### DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this substantial detached family home which occupies a position in this prestigious road on the Downend/Frenchay borders, which is perfectly located within walking distance of Frenchay Village, Snuff Mills and the Oldbury Court Estate which provides excellent outdoor recreational space for people of all ages and wonderful river walks.

Fromeside Park is a private cul-de-sac of individually designed homes, perfectly positioned for access to Downend's vibrant amenities, the Avon Ring Road, and major commuter routes. The area is also within easy reach of several highly regarded schools. Local conveniences include a diverse array of independent shops, supermarkets, cafes, restaurants, a library, and both medical and dental practices.

The property has been in the same ownership for many years and have has seen many improvements over the years to create a fantastic amount of living space over 3 floors.

The main entrance is to the first floor which comprises: entrance hallway, cloakroom, utility, bedroom five and conservatory, stairs that lead to ground floor and first floor. The ground floor accommodation comprises: kitchen/breakfast room, 24ft lounge, family room/sitting room and dining room all of which have patio doors that lead out to front garden. To the second floor can be found 4 good sized double bedrooms, master en-suite bathroom, family bathroom and shower room.

Externally there is a large well kept front garden laid to lawn and well tended rear garden laid to lawn and patio, a large sweeping driveway to front and side of property which provides ample off street parking space, which leads up to a large detached garage which is made up of 2 inter-linked double garages both with electric door access and offering potential for conversion into Annex accommodation (subject to necessary regulations) and access to an outside utility.

Properties of this style and versatility are rarely available, so an early internal viewing appointment is wholeheartedly encouraged to fully appreciate what this wonderful family home has to offer.

#### FIRST FLOOR ACCOMMODATION:

##### ENTRANCE HALLWAY

Access from side of property, 2 double radiators, built in dresser style unit, stairs rising to first floor and lower floor, doors leading through to: cloakroom, utility, conservatory and bedroom five.

##### BEDROOM FIVE

12'8" x 8'10" (3.86m x 2.69m)

UPVC double glazed window to side, double radiator.

#### UTILITY

10'4" x 6'2" (3.15m x 1.88m)

UPVC double glazed window to side, double radiator, wall and base units, laminate work top incorporating a single stainless steel sink bowl unit, space and plumbing for washing machine, built in cupboard with hanging rail and shelving.

#### CLOAKROOM

Opaque UPVC double glazed window to side, close coupled W.C wash hand basin, double radiator, tiled floors and walls.

#### CONSERVATORY

12'0" x 11'7" (3.66m x 3.53m)

UPVC double glazed windows to rear and sides, polycarbonate roof, tiled floor with matching upstands, UPVC double glazed door leading out to garden.

#### GROUND FLOOR ACCOMMODATION:

##### LOUNGE

24'4" x 19'9" (7.42m x 6.02m)

UPVC double glazed patio door leading out to front garden, 2 radiators, TV point, marble feature fireplace with electric fire inset, doors leading to kitchen/breakfast room and family room.

##### FAMILY ROOM/SITTING ROOM

17'5" x 12'11" (5.31m x 3.94m)

UPVC double glazed patio door out to front garden, double radiator, TV point, feature stone fireplace.

##### KITCHEN/BREAKFAST ROOM

13'0" x 11'11" (3.96m x 3.63m)

UPVC double glazed window to side, coved ceiling, range of fitted wall and base units with granite work tops, double stainless steel sink bowl unit with mixer tap, built in double electric oven and gas hob, Neff stainless steel extractor fan hood, integrated fridge freezer, double radiator, tiled walls and floor, door leading through to dining room.

##### DINING ROOM

13'2" x 11'6" (4.01m x 3.51m)

UPVC double glazed patio door leading out to front garden, double radiator.

#### SECOND FLOOR ACCOMMODATION:

##### LANDING

Loft hatch, double radiator, doors leading to bedrooms, bathroom and shower room.

### BEDROOM ONE

14'9" x 12'11" (4.50m x 3.94m)

UPVC double glazed window to front, double radiator, fitted mirror fronted wardrobes, over head cupboards, telephone point, door to en-suite.

### EN-SUITE

12'0" x 5'6" (3.66m x 1.68m)

Opaque UPVC double glazed window to side, white 4 piece suite comprising: twin gripped panelled bath with tap/shower mixer over, vanity unit with wash hand basin inset, close coupled W.C and bidet, tiled walls and floor, shaver point, chrome heated towel radiator.

### BEDROOM TWO

14'8" x 11'9" (4.47m x 3.58m)

UPVC double glazed window to front, double radiator fitted wardrobe with matching cupboards and desk.

### BEDROOM THREE

12'10" x 11'10" (3.91m x 3.61m)

UPVC double glazed window to front, double radiator, fitted mirror fronted wardrobes.

### BEDROOM FOUR

11'9" x 9'3" (3.58m x 2.82m)

UPVC double glazed window to side, radiator, fitted mirror fronted wardrobes.

### BATHROOM

8'8" x 5'6" (2.64m x 1.68m)

Opaque UPVC double glazed window to side, panelled bath with tap/shower mixer tap attachment over, vanity unit with wash hand basin inset, close coupled W.C, tiled walls, double radiator.

### SHOWER ROOM

Shower enclosure housing a mains controlled shower system, vanity unit with wash hand basin inset, tiled walls and floor, built in airing cupboard housing hot water tank, extractor fan, double radiator.

### OUTSIDE:

#### FRONT GARDEN

Large garden plot to front laid to lawn, rockery and fishpond, water tap, raised plant borders, enclosed by boundary wall.

#### REAR GARDEN

Laid mainly to lawn, brick paved patio with matching pathway, raised patio slabbed pathway, timber framed shed, access to both sides of property, security light to back of house, access to external utility (housing boiler and central vacuum system. enclosed by boundary wall and fence.

### DRIVEWAY

Large sweeping entry driveway leading to a brick paved driveway to front of garages proving ample off street parking space.

### GARAGES

Detached building which incorporates 2 inter-linked double sized garages.

#### GARAGE ONE

20'4" 20'3" (6.20m 6.17m)

Double garage, up and over electric door, power and light, courtesy door to front.

#### GARAGE TWO

20'0" x 16'10" (6.10m x 5.13m)

Double garage, electric up and over door, power and light, courtesy door to front.





Road Map



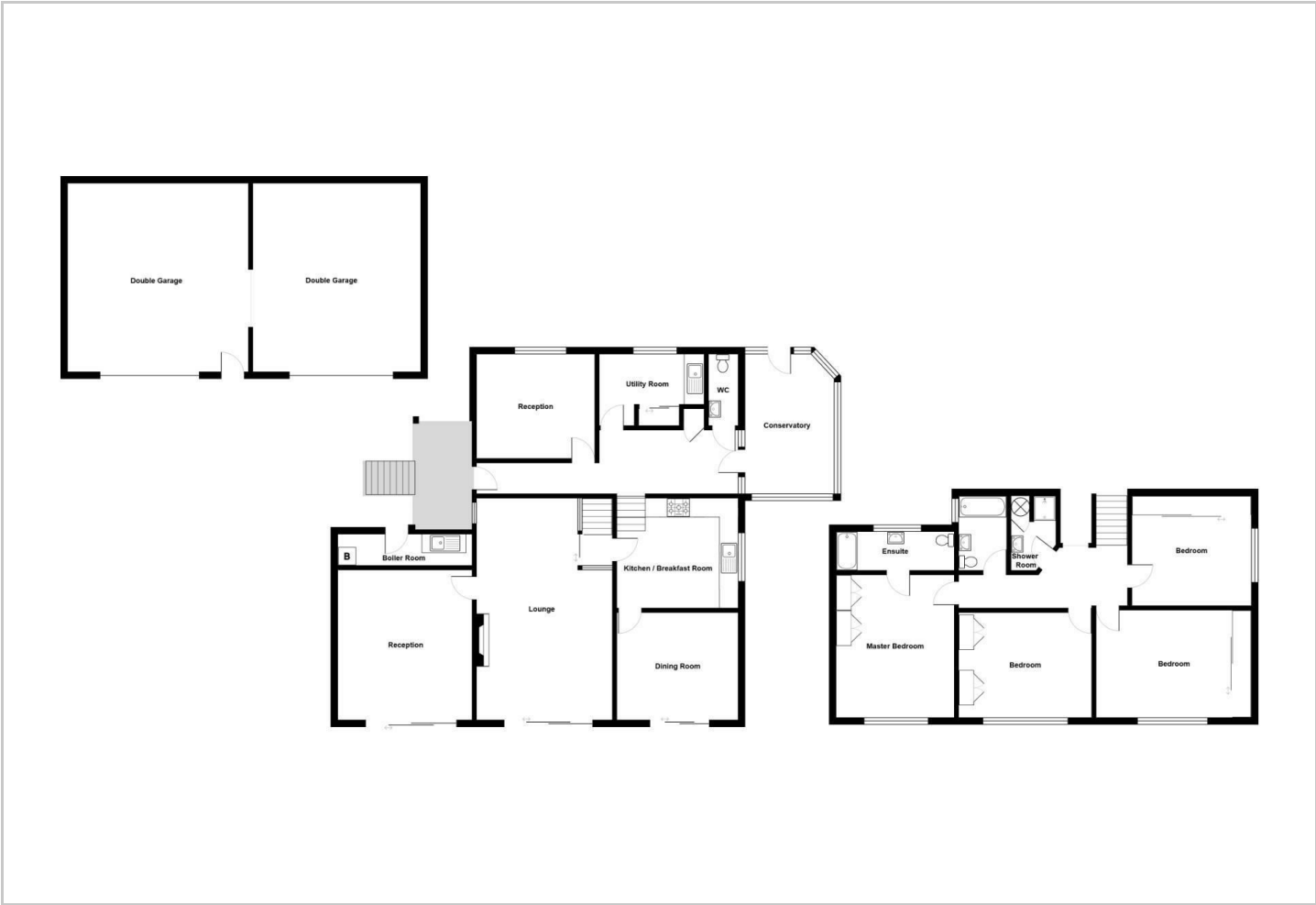
Hybrid Map



Terrain Map



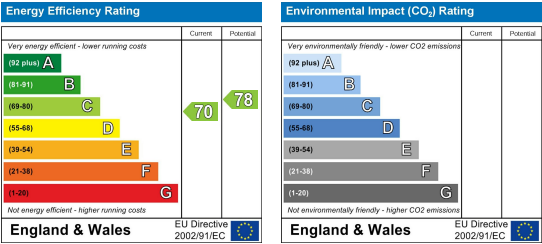
Floor Plan



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.