

HUNTERS[®]

HERE TO GET *you* THERE



Riverwood Road

Frenchay, Bristol, BS16 1NX

£900,000



Council Tax: F



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to be able to offer to the market this beautifully presented and extended family home in the sought after Frenchay location.

On entering the property the hallway gives an immediate sense of the space with Solid oak flooring which extends throughout the majority of the ground floor accommodation providing access to the living room, three bedrooms one of which is currently being used as a study and the family bathroom. The spacious living room with dual aspect windows to front and side elevations which leads through to an open plan kitchen/dining room. The superb kitchen has modern fitted white high gloss units and granite worktops offering a contemporary feel with integrated appliances. The lounge/family room is accessed from the dining room where Bi-fold doors extend across the width of the rear and side elevations and open onto a fantastic patio area ideal for outdoor entertaining.

The first floor accommodation offers superb space which consists of two bedrooms, the master benefits from a dormer window with an attractive view over the garden, an en-suite bathroom and dressing room. The second double bedroom on this floor also benefits from an en-suite shower room.

The rear garden consists of a stone patio providing ample seating space that leads down to a private lawn area which is enclosed by mature hedges on either side. The outside space to the front has a large brick paved driveway providing ample off street parking, a large garage with electric door access and a well-tended level lawn.

The property offers an enviable position, a short walk to the conservation area of Frenchay Village and Common with access to lovely river walks, whilst offering excellent transport links into Bristol City Centre and access to major motorway networks.

ENTRANCE HALLWAY

Access via a composite opaque double glazed door, electric meter cupboard, period style radiator, solid oak flooring, stairs rising to first floor, doors leading through to: lounge/diner, bedroom 3,4 & 5 and bathroom.

LIVING ROOM

24'11" (max) x 20'11" (7.59m (max) x 6.38m)

Dual aspect UPVC double glazed windows to front and side, solid oak flooring, 2 radiators, opening leading through to kitchen/diner.

KITCHEN/DINER

21'0" (max) x 11'11" (max) (6.40m (max) x 3.63m (max))

DINING AREA

11'11" x 11'7" (3.63m x 3.53m)

Solid oak flooring, 2 radiators, built in storage cupboard openings leading through to kitchen and family room.

KITCHEN AREA

11'7" x 9'5" (3.53m x 2.87m)

UPVC double glazed window to rear, range of fitted white high gloss wall and base units, Granite work tops, single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in AEG stainless steel electric oven and Microwave, built in 5 ring gas hob, stainless steel extractor fan hood, integrated fridge and freezer, integrated dishwasher, LED downlighters.

LOUNGE/FAMILY ROOM

14'6" x 11'6" (4.42m x 3.51m)

Two Velux windows, dual aspect double glazed hardwood bi-folding doors out to patio/rear garden, solid oak flooring.

BEDROOM THREE

12'5" x 9'10" (3.78m x 3.00m)

UPVC double glazed window to front, period style radiator.

BEDROOM FOUR

12'4" x 10'3" (3.76m x 3.12m)

UPVC double glazed window to rear, period style radiator.

BEDROOM FIVE/STUDY

8'9" x 6'9" (2.67m x 2.06m)

UPVC double glazed window to side, period style radiator.

BATHROOM

8'10" x 8'7" (2.69m x 2.62m)

Two opaque UPVC double glazed windows to side, suite comprising: panelled bath, vanity unit with wash hand basin inset, close coupled W.C, walk in shower enclosure with freestanding glass screen and housing a mains control shower with drench head, chrome heated towel radiator, tiled floor and walls, LED downlighters.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to rear, period style radiator, access to eave storage, TV point, doors leading to bedroom 1 and 2.

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MASTER BEDROOM

26'8" (max) x 15'0" (max) (8.13m (max) x 4.57m (max))

UPVC double glazed window to rear, 2 period style radiators, radiator, LED downlighters, door to eave storage, doors leading to dressing room and en-suite bathroom.

DRESSING ROOM

Velux window to front, LED downlighters, built in storage cupboard with shelving.

EN-SUITE BATHROOM

13'0" x 9'2" (3.96m x 2.79m)

Velux window to front, panelled bath, vanity unit with wash hand basin inset, close coupled W.C, walk in shower enclosure with freestanding glass screen and housing a mains controlled shower with drench head, LED downlighters, period style radiator.

BEDROOM TWO

17'1" (max) x 10'10" (max) (5.21m (max) x 3.30m (max))

Porthole window to rear, period style radiator, access to eave storage, TV point, door to en-suite.

EN-SUITE SHOWER ROOM

Velux window to side, concealed W.C, wash stand with glass basin inset, part tiled walls, tiled floor, mains controlled shower system, LED downlighters, extractor fan.

OUTSIDE:

REAR GARDEN

Mainly laid to lawn with raised patio and decking providing ample seating, sunken hot tub, timber framed shed to back of garden, side gated access, water tap, enclosed by boundary fencing, access to utility room.

OUTSIDE UTILITY

UPVC double glazed window and door, laminate work top, space and plumbing for washing machine, space for tumble dryer, radiator, wall mounted Worcester combination boiler.

FRONT GARDEN

Laid to lawn, brick paved pathway to entrance, boundary wall.

DRIVEWAY

Brick paved driveway providing off street parking for 3 vehicles.

GARAGE

18'6" x 10'8" (5.64m x 3.25m)

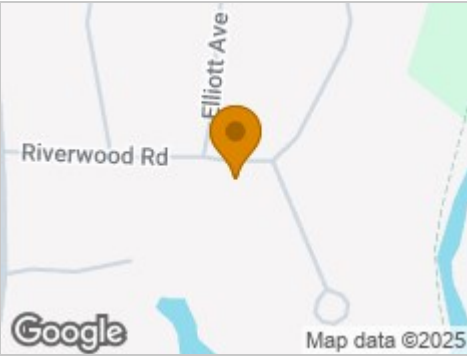
Large single, electric up and over door access, power and light.

ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Road Map



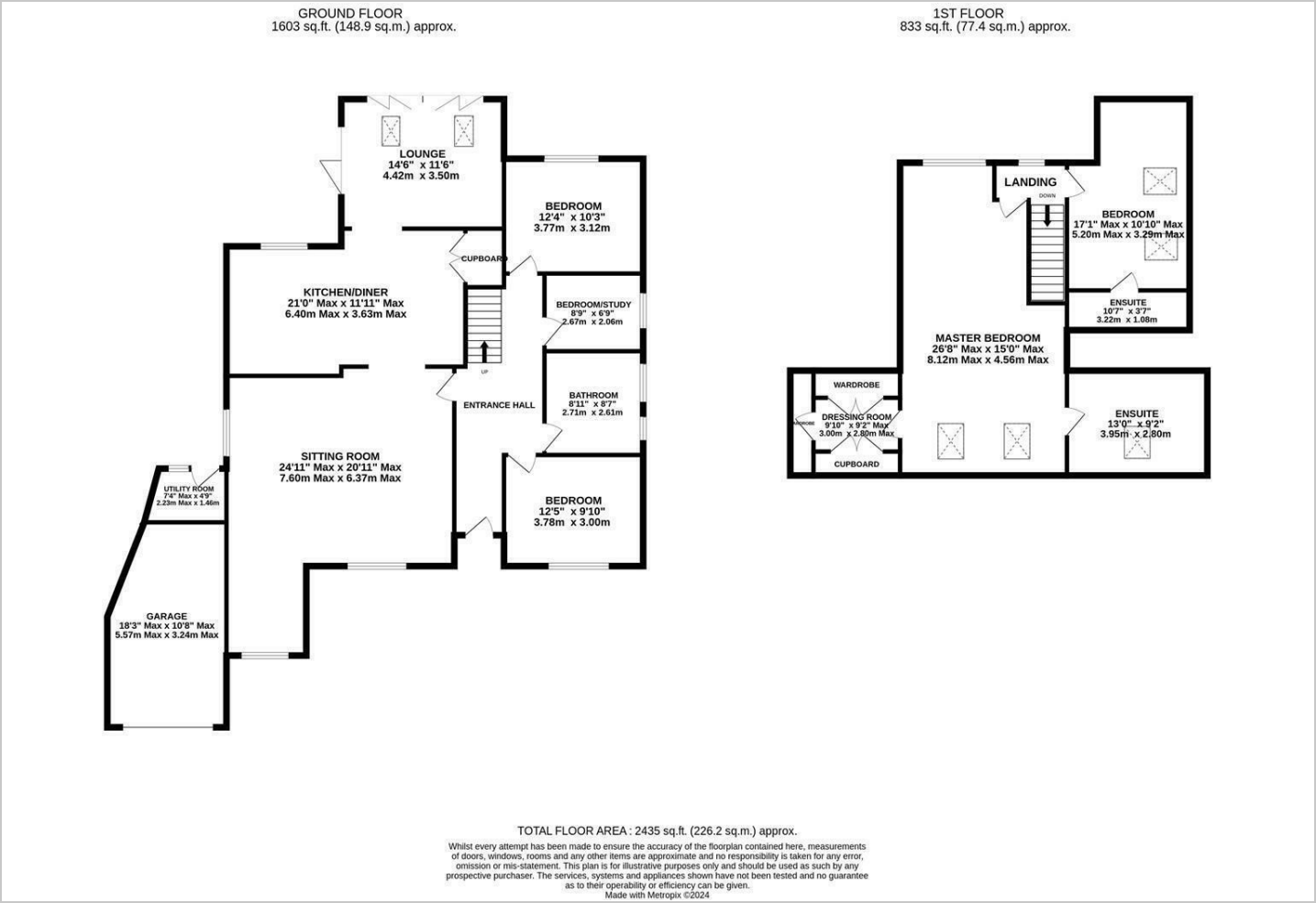
Hybrid Map



Terrain Map



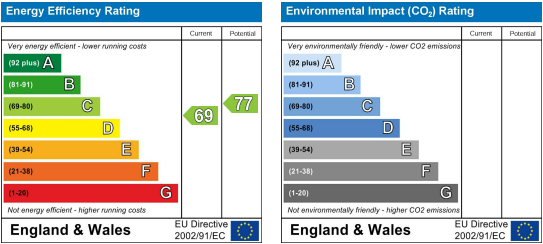
Floor Plan



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.