

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Quarry Road

Frenchay, BS16 1LX

£500,000



# Frome View Quarry Road

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£500,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this charming detached cottage located in the heart of the popular Frenchay Village with extensive views of semi-rural countryside.

This property is offered for sale with no onward chain and although the property requires some modernisation it still retains some of its original features and charm and should be viewed internally to fully appreciate all that this property has to offer.

The accommodation comprises to the ground floor; entrance hall, as lounge with exposed brick chimney breast which houses a cast iron wood burner, a separate dining room with exposed brick chimney breast, a study, kitchen and bathroom. To the first floor there are two double bedrooms. The master bedroom has the benefit of having its own en suite shower room.

The property also has the added benefit of having an additional room in the basement. In our opinion this versatile room could be used as an additional bedroom, reception room or a home office for those looking for a quiet area in order to work from home.

Additional benefits include; gas central heating, uPVC double glazed windows, an off street parking space situated to the rear of the property and established gardens.

## ENTRANCE

Via a part glazed hardwood door, leading into entrance porch.

## ENTRANCE PORCH

Dual aspect double glazed windows, radiator, stripped floorboards, opening leading into entrance hall.

## ENTRANCE HALL

Velux window to rear, dado rail, wall mounted security alarm control panel, storage cupboards, two

radiators, spindled staircase leading to first floor accommodation and basement and doors leading into all ground floor rooms.

## LOUNGE

11'8" x 10.5" (3.56 x 3.20)

uPVC double glazed window to front, beamed ceiling, exposed brick chimney breast with a cast iron wood burner, TV aerial point, radiator.

## DINING ROOM

12'0" x 11'6" (3.66 x 3.51)

uPVC double glazed window to front, beamed ceiling, exposed brick chimney breast, telephone point, radiator, door leading into kitchen.

## KITCHEN

14'5" (widest point) x 12'9" (widest point) (4.39 (widest point) x 3.89 (widest point))

(L shaped) Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, stainless steel single drainer sink unit with tiled splash backs, range of beech effect wall and base units with a roll edged work surface, gas cooker point, plumbing for washing machine, plumbing for dishwasher, TV aerial point, steps down leading to outer lobby.

## OUTER LOBBY

uPVC double glazed window to side, sloping ceiling, Vaillant boiler supplying gas central heating and domestic hot water, space for a tumble dryer, exposed stone wall, terracotta tiled floor, radiator, door leading into garden.

## STUDY

10'4" x 5'7" (3.15 x 1.70)

Double glazed window to side, cast iron fireplace, exposed stone wall.

## BATHROOM

Velux window to rear, sloping ceiling, white suite comprising; W.C. panelled bath with chrome mixer tap and shower attachment, wash hand basin, tiled walls, radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double window to front, loft access, beamed ceiling, dado rail, wall mounted security alarm control panel, spindled balustrade, doors leading into both bedrooms.

### BEDROOM ONE

11'8" x 8'9" (3.56 x 2.67)

uPVC double glazed window to front, beamed ceiling, TV aerial point, radiator. door leading into en suite.

### EN SUITE

Ceiling with recessed LED spot lights, light activated extractor fan, white suite comprising: W.C. shower cubicle with a Mira Sport shower system with tiled surround, wash hand basin with tiled splash backs.

### BEDROOM TWO

9'9" x 8'2" (2.97 x 2.49)

uPVC double glazed window to front, beamed ceiling, storage cupboard, radiator, door leading into en suite.

## EN SUITE.

Ceiling with recessed spot lights, white suite comprising W.C. wash hand basin & shower cubicle with a Mira Sport shower, tiled splash backs, light activated extractor fan.

## BASEMENT

### BASEMENT ROOM

10'5" x 10'0" (3.18 x 3.05)

uPVC double glazed window to front, ceiling with recessed LED spot lights, under stairs storage cupboard, TV aerial point, radiator.

## OUTSIDE

### FRONT AND SIDE GARDENS

Mainly laid to lawn with established trees and shrubs with herbaceous areas, small area laid to loose chippings, stone paved patio area, outside lighting, water tap, under house storage cupboard.

### REAR GARDEN & OFF STREET PARKING

Laid to loose chippings, off street parking, various well tended flower and shrub borders, low level stone boundary wall.



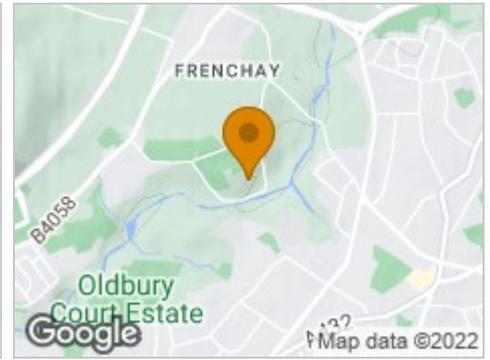
## Road Map



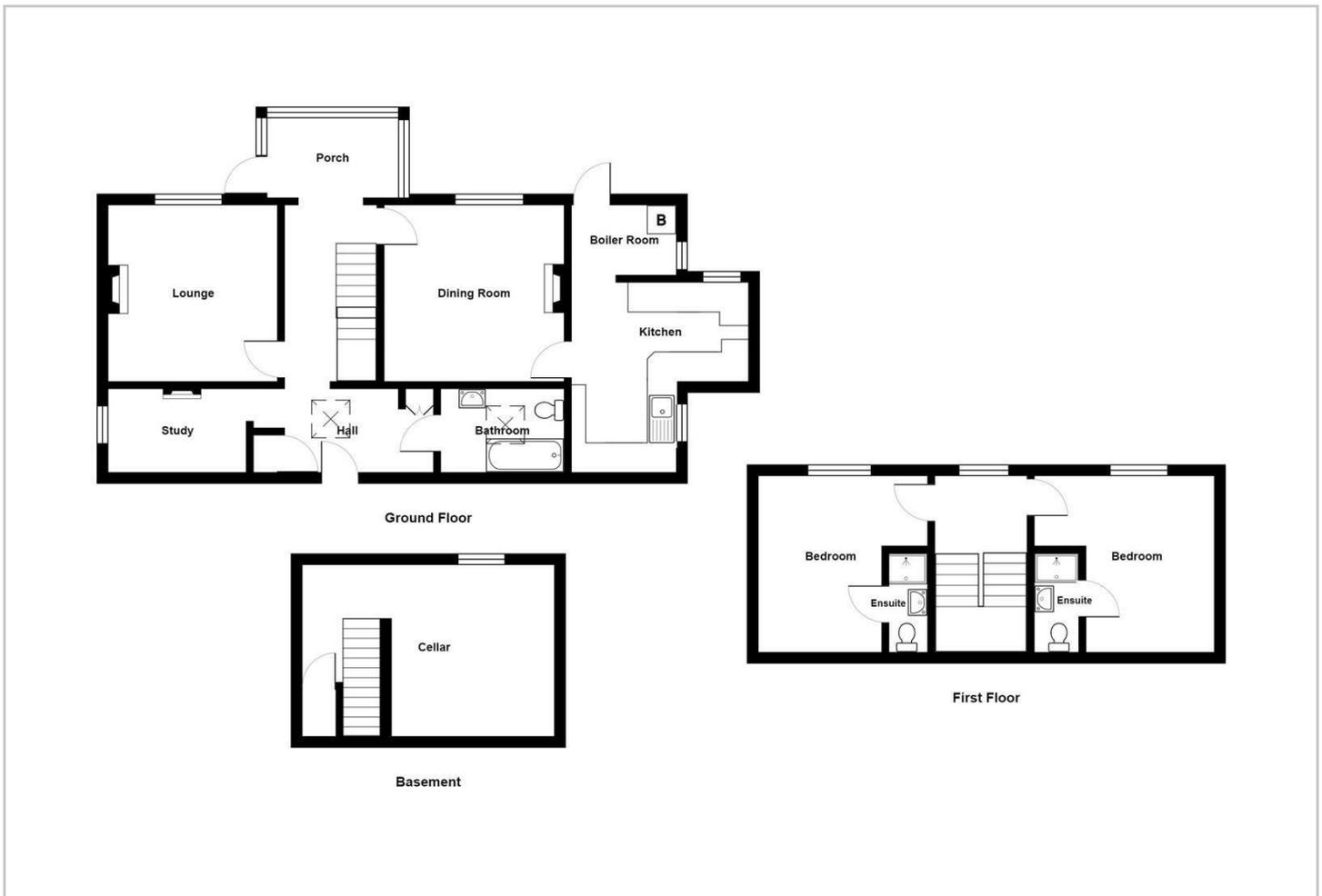
## Hybrid Map



## Terrain Map



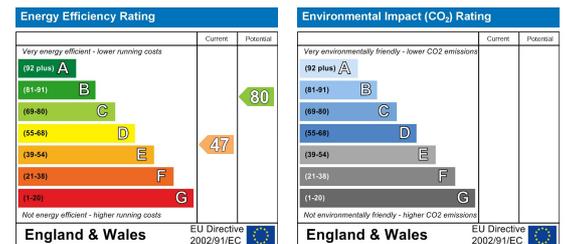
## Floor Plan



## 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.