

# HUNTERS®

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## Alexander Road

Frenchay, Bristol, BS16 1UZ

£520,000



Council Tax: E



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this Redrow built "Kirkham" design semi-detached property occupying a position on the old Frenchay Hospital site.

Constructed in 2018 this property is conveniently situated for access onto the Avon ring road, for major commuting routes, for the Bristol cycle path and for the Metro bus service, as well as being located within easy reach for the amenities of Emersons Green.

The M1, M4 and M5 buses are only a short walk from the property and travel directly into the city centre on a regular basis.

These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

Picturesque countryside walks across Frenchay Common towards Frenchay Village is close by and provides excellent outdoor recreational space.

The well presented and spacious accommodation is displayed over three floors and is considered perfect for a growing families due to the spacious accommodation on offer. The accommodation comprises to the ground floor; entrance hall, cloakroom, living room and a kitchen/diner. The kitchen is fitted with an extensive range of modern units and incorporates many integral appliances which include a double electric oven with four ring gas hob and cooker hood, a washing machine, dishwasher and fridge freezer.

To the first floor there is a family bathroom with an over bath shower system and three bedrooms. The master bedroom occupies the second floor and has fitted wardrobes and an en suite.

Externally the property has a rear garden which is mainly laid to paved patio and lawn and is surrounded by wooden fencing with a gate providing pedestrian access.

The single sized garage has an up and over door and power and light and has a driveway in front which is laid to Tarmac and provides off street parking spaces for two cars.

Additional benefits include; gas central heating which is supplied by a Vaillant boiler, uPVC double glazed windows

and a NHBC with five years remaining.

We would wholeheartedly recommend an early internal viewing appointment to fully appreciate what this super house has to offer.

## ENTRANCE

Via an opaque glazed composite door, leading into entrance hall.

## ENTRANCE HALL

Under stairs storage cupboard, single radiator, Karndean flooring, stairs leading to first floor accommodation and doors leading into cloakroom, living room and kitchen/dining room.

## CLOAKROOM

Opaque uPVC double glazed window to front, ceiling with recessed LED spot lights, white suite comprising W.C. and wash hand basin with chrome mixer tap, single radiator.

## LIVING ROOM

16'4" x 11'7" (4.98m x 3.53m)

uPVC double glazed window to front, TV aerial point, double radiator, Karndean flooring.

## KITCHEN/DINING ROOM

18'6" x 11'6" (5.64m x 3.51m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap, extensive range of wall and base units with soft close doors and drawers incorporating an integral double electric oven with four ring gas hob and stainless steel cooker hood over, integral dishwasher, washing machine and fridge freezer, square edged work surface, under stairs storage cupboard, vertical radiator, Karndean flooring, uPVC double glazed French doors leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Airing cupboard, single radiator, stairs leading to second floor accommodation and doors leading into all first floor rooms.

### BEDROOM TWO

15'7" x 9'0" (4.75m x 2.74m)

uPVC double glazed window to rear, single radiator.

Tel: 0117 956 1234



### BEDROOM THREE

12'9" x 10'2" (3.89m x 3.10m)

uPVC double glazed window to front, single radiator.,

### BEDROOM FOUR

10'0" x 9'2" (3.05m x 2.79m)

uPVC double glazed window to rear, single radiator.

### BATHROOM

9'1" x 5'11" (2.77m x 1.80m)

Opaque uPVC double glazed window to front, ceiling with recessed LED spot lights, white suite comprising W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and chrome over bath shower system with side splash screen, tiled splash backs, chrome heated towel rail.

## SECOND FLOOR ACCOMODATION

### LANDING

Door leading into bedroom one.

### BEDROOM ONE

14'9" x 13'2" (4.50m x 4.01m)

uPVC double glazed window to front, loft access, range of fitted wardrobes with hanging rails and shelving, single radiator, door leading into en suite.

### EN SUITE

Velux window to rear, ceiling with recessed LED spot lights, white suite comprising W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system,

tiled splash backs, shaver point, cupboard housing a Vaillant boiler supplying gas central heating, chrome heated towel rail.

## OUTSIDE

### FRONT

Small herbaceous areas laid to loose chippings and bark displaying small flowers and shrubs. path leading to main entrance.

### REAR GARDEN

Small paved patio leading to an area which is mainly laid to lawn with water tap and is surround by wooden fencing, wooden gate providing side pedestrian access.

### GARAGE

20'0" x 10'3" (6.10m x 3.12m)

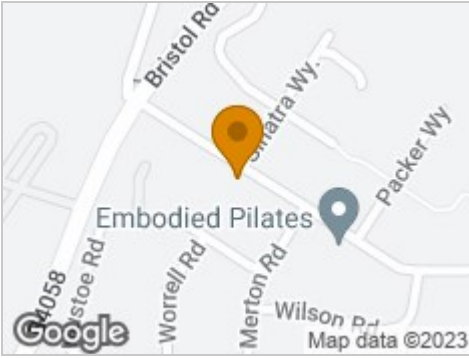
Up and over door, power and light.

### OFF STREET PARKING

Driveway in front of the garage laid to Tarmacadam and providing two off street parking spaces.



Road Map



Hybrid Map



Terrain Map



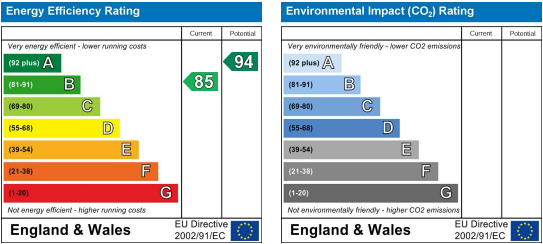
Floor Plan



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.