

HUNTERS®

HERE TO GET *you* THERE



Malmais Drive
Frenchay, Bristol, BS16 1PQ

£525,000

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Council Tax: E



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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

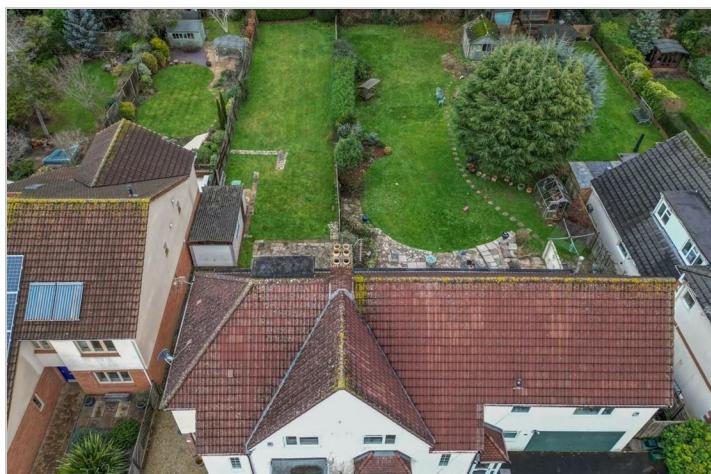
Patio laid to crazy paving leading to a large lawn, side access, enclosed by boundary fencing.

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,



Road Map



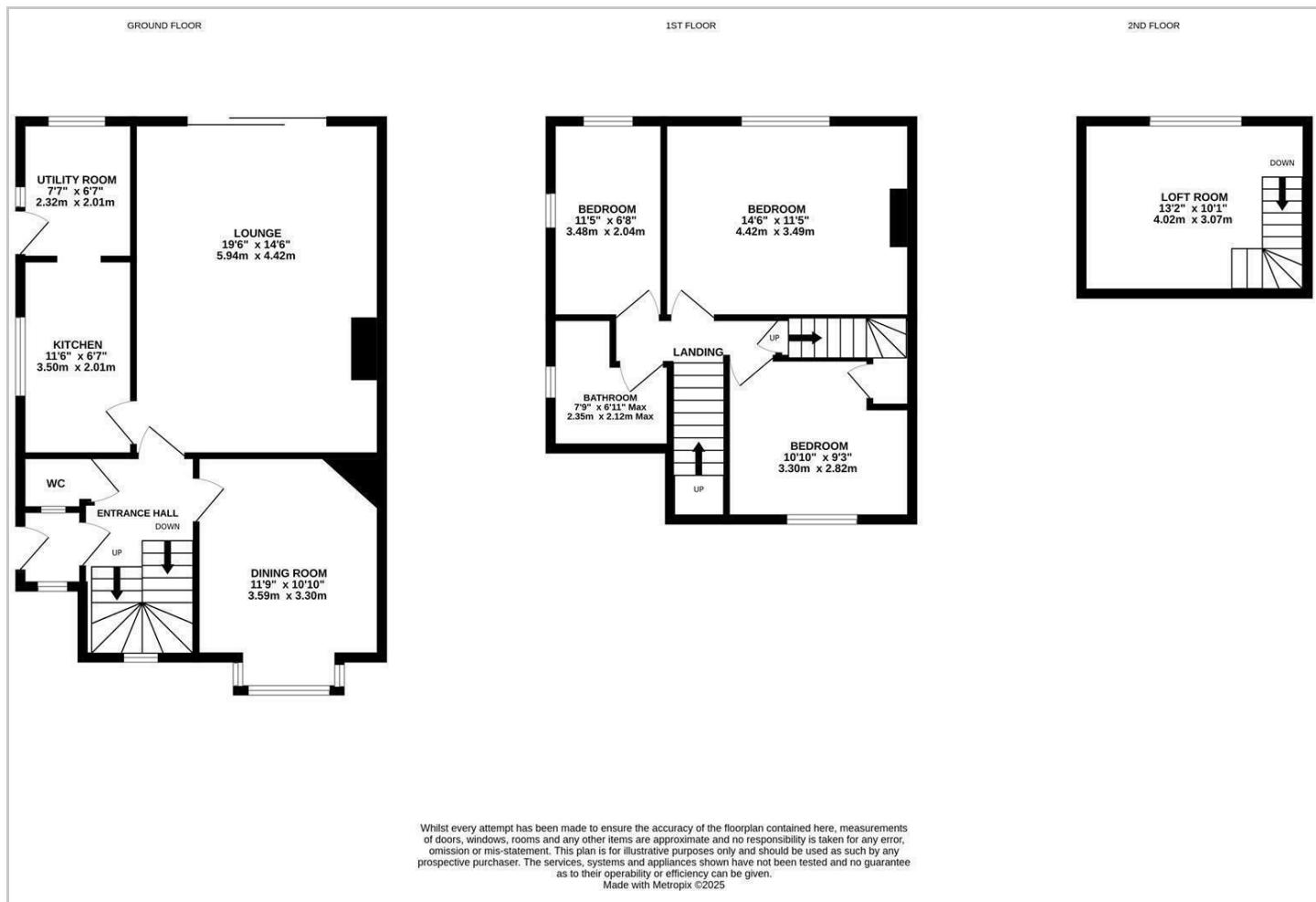
Hybrid Map



Terrain Map



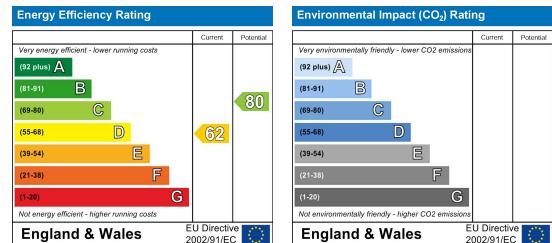
Floor Plan



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.