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HERE TO GET *you* THERE



Folliot Close

Frenchay, Bristol, BS16 1JT

£350,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this individually built end of terrace house which was constructed in 2007 and offers a corner plot position within a quiet cul-de-sac in the sought after area of Frenchay. The property is conveniently located only a short walk to the picturesque Frenchay Village and common whilst offering excellent transport links to Bristol City Centre and out of the city via the Ring Road and motorway networks. The property offers spacious and well presented living accommodation which comprises: entrance porch, hallway, cloakroom, lounge, 18ft kitchen/breakfast room with built in oven & hob, breakfast bar and French doors that lead out to the garden. To the first floor can be found 2 double sized bedrooms, the master of which has an en-suite shower room, a generous sized third bedroom and a modern bathroom.

The property further benefits from having: double glazing, gas central heating, a corner plot garden laid to lawn and patio, a brick paved driveway to the front providing off street parking and double gates that lead to an additional parking space to side.

PORCH

UPVC double glazed door access, UPVC double glazed windows to both sides, double glazed glass roof, tiled floor, composite double glazed door leading through to hallway.

ENTRANCE HALLWAY

Radiator, under stair storage cupboard housing a Worcester combination boiler, wood effect LVT flooring, turning staircase rising to first floor, doors to cloakroom, lounge and kitchen/diner.

CLOAKROOM

Opaque UPVC double glazed window to side, vanity unit with wash hand basin inset, close coupled W.C, tiled splash backs, radiator, extractor fan.

LOUNGE

13'1" x 11'3" (3.99m x 3.43m)

UPVC double glazed window to front, coved ceiling, radiator, wood effect LVT flooring, TV point, alarm control panel.

KITCHEN/DINER

18'10" x 10'3" (5.74m x 3.12m)

UPVC double glazed window to rear, wood effect LVT flooring, range of fitted wall and base units, laminate work tops with matching upstands, 1 1/2 stainless steel sink bowl unit with mixer tap, built in Neff stainless steel electric oven and gas hob, stainless steel extractor fan hood, space and plumbing for washing machine and dishwasher, space for tumble dryer, breakfast bar, built in larder style cupboard, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE

11'2" x 11'2" (3.40m x 3.40m)

UPVC double glazed window to front, radiator, TV point, door to en-suite.

EN-SUITE

Close coupled W.C, pedestal wash hand basin, corner shower enclosure housing an electric shower system, extractor fan, shaver point, LED downlights, part tiled walls, radiator.

BEDROOM TWO

12'1" (furthest point) x 11'2" (3.68m (furthest point) x 3.40m)

UPVC double glazed window to rear, radiator, TV point, telephone point.

BEDROOM THREE

8'10" x 7'3" (2.69m x 2.21m)

UPVC double glazed window to rear, double radiator.

BATHROOM

Opaque UPVC double glazed window to front, shower bath with tap/shower attachment over, pedestal wash hand basin, close coupled W.C, shaver point, double radiator, shaver point, part tiled walls, extractor fan, glass shower screen.

OUTSIDE:

REAR GARDEN

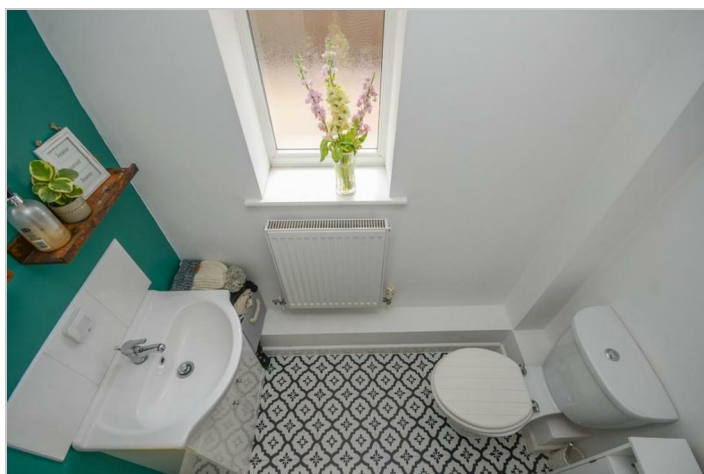
Corner plot garden laid to lawn and patio, small area to decking, patio slabbed pathway, 2 outside lights, timber framed shed, side gated access, enclosed by boundary fencing.

FRONT GARDEN

Sections laid to lawn, stone and slate chippings border, enclosed by boundary wall and fencing.

DRIVEWAY

Brick paved driveway to front of property providing off street parking for 2 vehicles, double gated access leads to an area laid to stone chippings and providing additional off street parking space which would be ideal for a caravan or campervan.



Road Map



Hybrid Map



Terrain Map



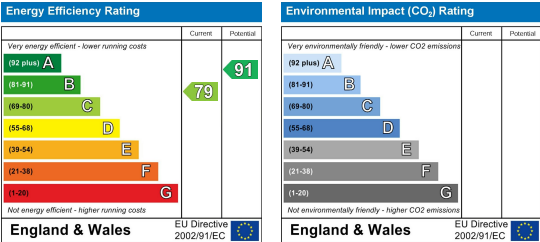
Floor Plan



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.