

# HUNTERS®

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**Worrell Road**  
Frenchay, Bristol, BS16 2GA

£450,000



# 3 Worrell Road

## Frenchay, Bristol, BS16 2GA

£450,000



### DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this stunning Redrow Homes built semi-detached property which is located within the prestigious Frenchay Park development and is conveniently located a short walk to Frenchay Common and lovely river walks whilst offering fantastic transport links into Bristol City centre, motorway networks and Ring Road.

The property is displayed throughout in excellent condition with accommodation that comprises to the ground floor: entrance hallway, cloakroom, 15ft lounge and an open plan kitchen/diner with integrated appliances and a utility cupboard. To the first floor can be found three generous sized bedrooms, a modern en-suite shower room to the master and a family bathroom. The property benefits from having many cosmetic upgrades, a sunny landscaped rear garden and off street parking to front for 2 cars. An internal viewing comes highly recommended.

### ENTRANCE HALLWAY

Access via a composite opaque double glazed front door, Amtico wood effect flooring, radiator, under stair storage cupboard, alarm control panel, turning staircase rising to first floor, doors leading to lounge and kitchen/diner.

### CLOAKROOM

Opaque UPVC double glazed window to front, wash hand basin, close coupled W.C, radiator, Amtico wood effect floor, radiator, tiled splash backs.

### LOUNGE

15'10" x 10'11" (4.83m x 3.33m)  
UPVC double glazed window to front, radiator, TV point, telephone point.

### KITCHEN/DINER

18'1" x 11'5" (5.51m x 3.48m)  
UPVC double glazed window to rear and UPVC double glazed French doors leading out to garden. Range of modern shaker style wall and base units, laminate work top incorporating a one and a half stainless steel sink bowl unit with mixer tap, built in stainless steel electric AEG double oven and gas hob, extractor fan hood, integrated dishwasher, LED downlighters, vertical radiator, built in utility cupboard providing space and plumbing for washing machine with extractor fan.

### FIRST FLOOR ACCOMMODATION

#### LANDING

UPVC double glazed window to side, over stairs cupboard housing Vaillant combination boiler, radiator, doors leading to bedrooms and bathroom.

#### BEDROOM ONE

11'6" x 11'3" (max) (3.51m x 3.43m (max))  
UPVC double glazed window to front, radiator, range of fitting wardrobes, door to en-suite.

#### EN-SUITE

Modern suite comprising: close coupled W.C, wall hung wash hand basin, oversize walk in shower enclosure housing a mains controlled shower system, LED downlighters, shaver point, Porcelanosa tiled floor and part tiled walls, extractor fan.

#### BEDROOM TWO

11'8" x 11'3" (max) (3.56m x 3.43m (max))  
UPVC double glazed window to front, radiator,

## BEDROOM THREE

8'8" x 8'6" (2.64m x 2.59m)

UPVC double glazed window to front, radiator.

## BATHROOM

Opaque UPVC double glazed window to front, modern white suite comprising: panelled bath with mains controlled shower system over, wall hung wash hand basin, close coupled W.C, Porcelanosa tiled walls and floor, chrome heated towel rail, shaver point, LED downlighters.

## OUTSIDE:

### REAR GARDEN

Good size well tended lawn, raised wood sleeper borders, patio area, side gated access, timber framed shed, enclosed by boundaries.

### DRIVEWAY

To front of property and laid to tarmac providing off street parking for 2 cars (side by side).



## Road Map



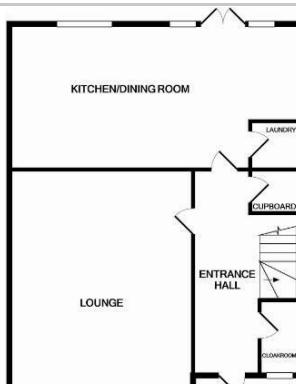
## Hybrid Map



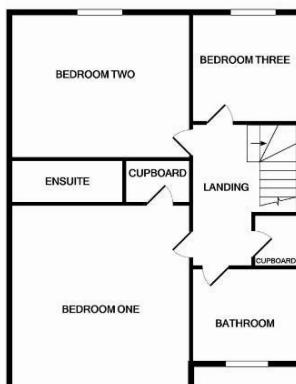
## Terrain Map



## Floor Plan



GROUND FLOOR



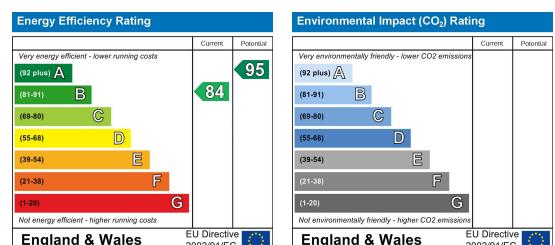
1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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## 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.