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Park Crescent

Frenchay, Bristol, BS16 1PD

£750,000



Council Tax: F



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DESCRIPTION

Offered for sale with no onward chain, this attractive detached family home is situated within the highly sought-after Riverwood development in Frenchay, enjoying a desirable position within this popular residential area.

The property has been thoughtfully extended to provide generous and versatile living accommodation arranged over two floors. The ground floor comprises a welcoming entrance hallway, cloakroom, reception room/dining room and a well-appointed fitted kitchen complete with built-in oven and hob. To the rear of the property is a spacious and light-filled lounge/dining room featuring dual-aspect windows, an attractive feature fireplace, and patio doors opening directly onto the garden, creating an ideal space for both everyday family living and entertaining.

The first floor offers four well-proportioned bedrooms and a modern shower room, providing excellent accommodation for growing families.

Externally, the property is complemented by a neatly maintained front lawn and driveway providing off-street parking, which leads to a large tandem-length garage/workshop offering excellent storage or potential workspace. To the rear lies a superb south-facing mature landscaped garden, generously sized and mainly laid to lawn with a patio seating area—perfect for outdoor dining and enjoying the sun throughout the day.

This wonderful home combines generous internal space with a highly desirable location and is sure to appeal to a wide range of buyers seeking a quality family property in Frenchay.

LOCATION

Riverwood is an exclusive residential development set within the highly regarded and leafy suburb of Frenchay on the north-eastern edge of Bristol, offering an attractive blend of village charm and excellent connectivity. Known for its historic character, green open spaces and strong community feel, the area is particularly popular with families and professionals alike.

The property is well positioned for access to Bristol city centre, UWE Bristol, Southmead Hospital, and the MOD Abbey Wood, with convenient links to the M32, M4 and M5 motorways. Regular bus services provide straightforward commuting options, while Bristol

Parkway Station is within easy reach for national rail connections.

The conversation area of Frenchay village and its beautiful Common and local pub is only a short walk away with its riverside walks along the Frome Valley, and surrounding countryside offer excellent opportunities for outdoor leisure, while major retail and leisure facilities at Cabot Circus, Cribbs Causeway and Eastgate Retail Park are easily accessible.

ENTRANCE

Access via a storm porch with quarry tiled floor, hardwood opaque secondary glazed door with matching side window panel leading through to hallway.

HALLWAY

Double radiator, under stair storage cupboard housing gas and electric meters, turning staircase rising to first floor, doors leading to: cloakroom, living room, kitchen and lounge/diner.

CLOAKROOM

Opaque UPVC double glazed window to side, vanity unit with wash hand basin inset, concealed WC, part tiled walls, chrome heated towel radiator.

DINING ROOM

15'11" x 9'11" (4.85m x 3.02m)

UPVC double glazed window to front, coved ceiling, dado rail, double radiator.

LOUNGE/DINER

19'5" x 21'9" (5.92m x 6.63m)

Dual aspect UPVC double glazed windows to front and rear and sides, coved ceiling, TV point, feature marble fireplace with gas coal flame effect fire inset, 2 double radiators and single radiator. UPVC double glazed patio door leading out to patio/rear garden,

KITCHEN/BREAKFAST ROOM

15'11" x 9'11" (4.85m x 3.02m)

UPVC double glazed window to rear, cream shaker style wall and base units, oak effect laminate worktop, 1 1/2 ceramic sink bowl unit with mixer tap, tiled splash backs, built in Bosch stainless steel electric oven and microwave, built in Zanussi ceramic hob, extractor fan hood, under unit lighting, integrated washing machine and dishwasher,

FIRST FLOOR LANDING

UPVC double glazed window to side, spindled balustrade, doors leading to bedrooms and shoe room.

BEDROOM ONE

15'11" x 10'10" (4.85m x 3.30m)

UPVC double glazed windows to front, range of fitted wardrobe with matching cupboards, dressing table and bed side cabinets, radiator, cupboard housing a Vaillant boiler and hot water tank.

BEDROOM TWO

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

UOVC double glazed window to side, radiator, range of fitted wardrobes with matching cupboards and dressing table and bedside cabinets, coved ceiling, door leading through to Bedroom three.

BEDROOM THREE

15'5" x 8'6" (4.70m x 2.59m)

Bedroom access off of bedroom two, UPVC double glazed window to rear, radiator, built in cupboards with shelving.

BEDROOM FOUR

7'5" x 9'10" (2.26m x 3.00m)

Two UPVC double glazed windows to rear, radiator loft hatch.

SHOWER ROOM

Two UPVC double glazed windows to rear, vanity unit with wash hand basin inset, concealed WC, large walk-in shower enclosure with glass screen and mains controlled showers system with drench head; LED downlighters, extractor fan, tiled walls, chrome heated towel radiator.

OUTSIDE:

REAR GARDEN

A large, mature rear garden laid mainly to lawn with a generous patio area, ideal for outdoor dining and entertaining. The garden features well-stocked plant and shrub borders, side access to both sides of

the property, and benefits from a southerly aspect, under cover area to one side of property with 2 courtesy door access to garage. Garden fully enclosed by boundary fencing, providing a good degree of privacy.

FRONT GARDEN

Brick paved driveway to front with well tended lawns either side, well stocked plant/shrub borders, enclosed by boundary wall.

DRIVEWAY

To front of property providing off street parking space.

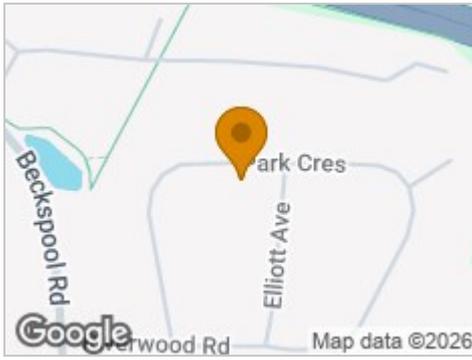
GARAGE

12'1" x 32'3" (3.68m x 9.83m)

Large garage/workshop, electric roller shutter door access to front, 2 courtesy doors from garden, power and light, storage to roof void.



Road Map



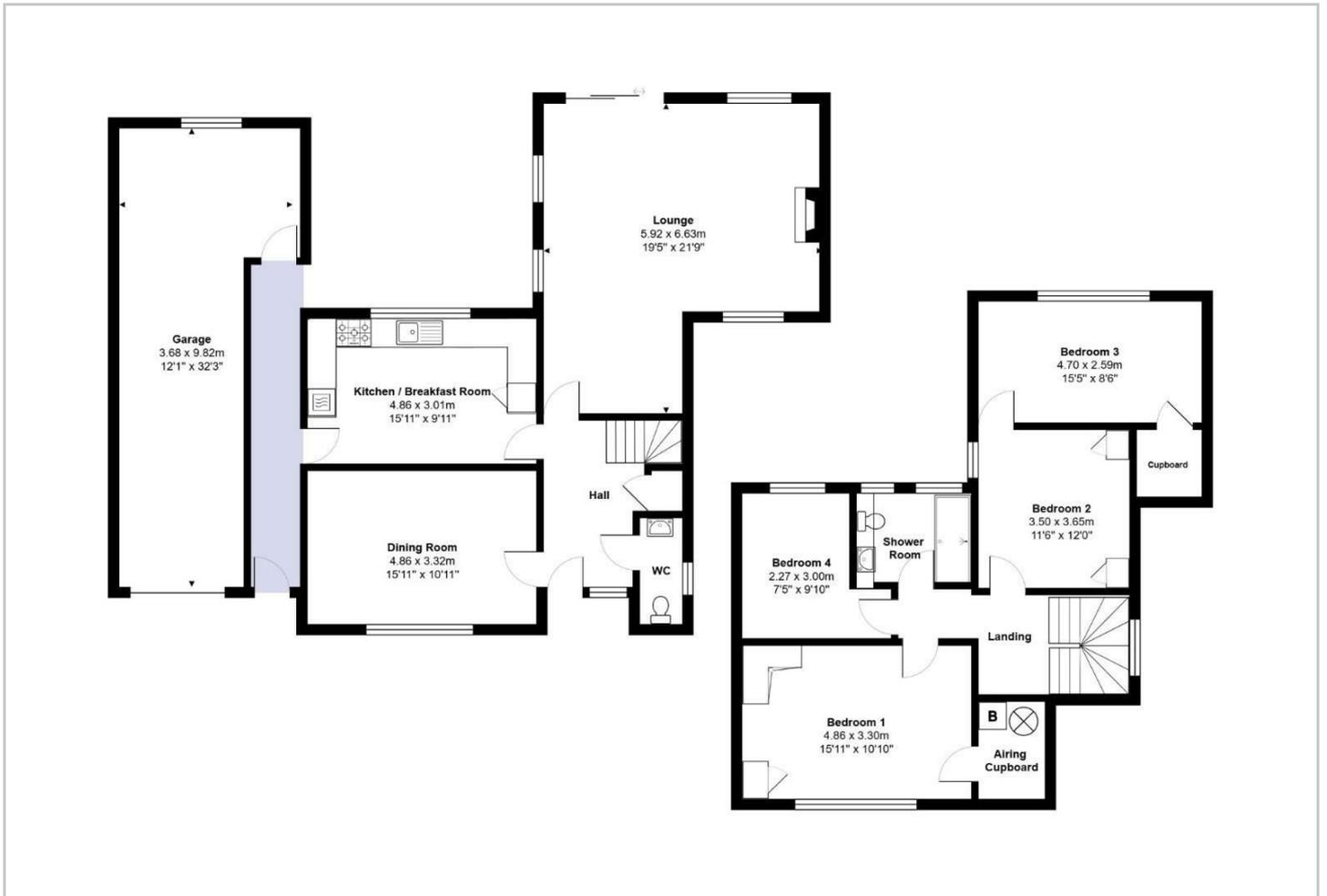
Hybrid Map



Terrain Map



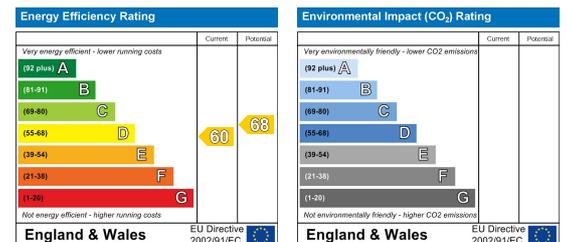
Floor Plan



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.