



Frome Valley Road, Bristol, BS16 1HE

£495,000



Nestled on Frome Valley Road in Bristol, this charming semi-detached house, built in the late 1950s, presents an exceptional opportunity for families seeking a modern yet characterful home. Hunters Estate Agents are pleased to showcase this beautifully extended property, which is conveniently located just moments away from Begbrook Primary Academy and expansive green spaces, perfect for outdoor activities.

Upon entering, you will be greeted by a spacious and inviting layout that boasts three reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the impressive open-plan kitchen, dining, and family area, enhanced by a large single-storey rear extension that floods the space with natural light. This contemporary design is complemented by a separate utility room and a stylish cloakroom, ensuring practicality for everyday living.

The property features three well-proportioned bedrooms, ideal for family life, along with a luxurious bathroom complete with a walk-in shower, offering a touch of elegance. Outside, the generous rear garden is a standout feature, complete with raised decking, perfect for summer gatherings or quiet evenings under the stars. Additionally, the property provides off-street parking for up to three vehicles, along with an extended garage for extra storage.

Situated within walking distance of local shops and with excellent motorway connections nearby, this home offers both convenience and accessibility to wider parts of the region. With no onward chain, this property is ready for you to move in and make it your own. We invite you to contact our FISHPONDS office for details on upcoming open house viewing dates. Don't miss the chance to secure this delightful family home in a sought-after location.



Entrance
Opaque UPVC double glazed door to...

Hallway
Radiator, staircase to first floor, Chauncey oak wood flooring, understairs built in storage.

Lounge 13'1" x 12'4"
Into bay and recess with UPVC double glazed bay window to front, radiator, wood mantle surround.

Second Reception Room 11'8" x 10'5"
Radiator, cladded feature fireplace, Chauncey oak wood flooring.

Inner Hallway
Radiator.

Utility
Plumbing for automatic washing machine, base units.

Cloak Room
Contemporary low level WC, wall mounted sink with chrome effect mixer tap, tiled flooring.

Open Plan Kitchen/Dining Room Extension 27'1" x 9'9"

Kitchen Area
UPVC double glazed windows to rear having pleasant outlook and views onto rear garden. A wide range of gloss base and wall fitted units with tiled splashback and working surfaces incorporating a single bowl sink, integral dishwasher, integral fridge, fitted gas hob with oven below and extractor over, tiled flooring, radiator, access to garage.

Dining Area
UPVC double glazed bifold doors to rear having pleasant outlook onto rear garden, space and area for dining table and chairs, radiator, Chauncey oak wood flooring.

First Floor Landing
UPVC double glazed window to side, access to loft space.

Bedroom 1 13'3" x 10'4"
Into bay with UPVC double glazed bay window to front.

Bedroom 2 11'8" x 9'3"
UPVC double glazed window to rear, radiator.

Bedroom 3 8'3" x 8'0"
UPVC double glazed window to front, radiator.

Bathroom
UPVC double glazed window to rear, 4 piece contemporary bath suite having bath with inset taps, wall mounted WC, wall mounted wash hand basin with drawer storage unit below and chrome effect mixer tap, tiled floor, walk-in shower with shower attachment and built in ceiling shower, brushed steel effect wall mounted heated towel rail.

Exterior
Large enclosed garden with timber decked area adjoining the property the remainder laid to lawn with lapwood fence borders.

Integral Garage 19'9" x 8'6"
Viessmann gas combination boiler serving central heating and hot water.

Exterior To The Front
Mainly laid to chippings offering off street parking.

AML (Anti Money Laundering)
“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold
Council Tax Band: C



- 3 spacious bedrooms alongside a superb luxury bathroom with walk-in shower
- Modern open-plan kitchen/dining room, separate Cloakroom and Utility
- Large rear garden and raised decking seating area
- A superior Family home with eye catching single storey rear extension
- 1950's semi detached pebbledash rendered home
- Close to Begbrook Primary Academy, open green space and local shops
- No chain - recommended viewing
- Good motorway access
- Off-street parking and extended garage
- Hunters Exclusive - Call FISHPONDS office for OPEN HOUSE event viewing dates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.