



22 WILSON ROAD

Frenchay, Bristol, BS16 2GB



22 Wilson Road

Frenchay, Bristol, BS16 2GB

An exceptional detached modern home, presented in superb condition with a private walled garden, a garage and two off -street parking spaces.

* DETACHED MODERN FOUR-BEDROOM HOME * BUILT BY REDROW AND COMPLETED IN 2021 * EXISTING NHBC WARRANTY * PRIVATE WALLED GARDEN * GARAGE AND OFF STREET PARKING FOR SEVERAL VEHICLES * SCOPE TO EXTEND INTO THE LOFT * HIGH-SPECIFICATION UPGRADED INTERIOR FIXTURES AND FITTINGS * BEAUTIFULLY PROPORTIONED AND DUAL-ASPECT * EPC: B

Situation

22 Wilson Road forms part of the Frenchay Park development and was built and completed in 2021 by Redrow. Frenchay Park is located within immediate reach of an array of local amenities and leisure activities which include Bristol Golf Centre, Stone Park Estate as well as being within close proximity to Frenchay Church of England Primary School, Downend School and the University Of The West Of England.

The property also enjoys easy access to the M32 and M4 motorway services with connections to Bristol, London and Bath.

For Sale Freehold

22 Wilson Road is a modern detached four-bedroom home situated with Redrow's Frenchay Park development.

Stepping in through the front door, immediately to the right is depth carpeted reception room and to the left is an equally impressive kitchen and dining room with ample room for a dining table and sofa. Both of these rooms are very spacious and bright with a dual-aspect nature throughout.

The kitchen flooring is 'Karndean' with a lifetime guarantee, this space features a selection of large double-glazed windows and a pair of floor-to-ceiling French doors that lead out to and provide a view of the private walled garden beyond.

The kitchen itself is well-appointed and features an array of white marbled 'Silestone' worktop space, floor and wall-mounted storage cupboards and drawers and a kitchen island with breakfast for more informal dining. The kitchen is well equipped with a selection of





'AEG' appliances which include inductions hobs and dishwasher as well as a 50/50 'Smeg' fridge freezer. Other noteworthy features include a dual stainless steel sink and a breakfast cupboard.

Adjacent to the kitchen is a separate utility room which is a very useful space for additional storage and houses a 'Vaillant boiler clothes washing machine and dryer, as well as a further stainless steel sink.

Stepping back into the hallway, a cloakroom guest W.C with 'Sottini' ceramic wear and a useful pull-out storage cupboard are neatly tucked away beneath the carpeted staircase that leads up to the first-floor landing.

Upstairs and immediately to the right is the principal bedroom which is complete with wall-to-wall fitted wardrobes a selection of glazed sash windows overlooking the garden below and a sizeable tiled en-suite shower room with oversized walk-in shower cubical, heated towel rail and more 'Sottini' ceramic.

The property also boasts three further double bedrooms, each enjoying its own aspect and a sizeable shared 'family' bathroom with bath and overhead shower.

The first-floor landing features an airing cupboard that houses a water tank and pressure cistern as well as access via a ceiling hatch at the top of the stairs into a sizeable insulated loft which is a very useful storage space and is believed to have conversion potential for additional accommodation, subject to necessary consents.

Outside

22 Wilson Road enjoys exclusive use of an east-facing walled garden which can be directly accessed from either a pair of French doors in the kitchen or via a gate at the side of the garage and main driveway. The garden is a good size and a mix of patio and lawn.

The garage has a shutter door and a power supply, making it perfect for storing an electric vehicle, or perhaps just as additional valuable storage space. The driveway is fully paved and has ample room to fit three further vehicles.

Services

Gas central heating. Mains water, electricity and drains. Broadband and telephone subject to contract with supplier.

Local Authority

Local Authority: South Gloucestershire 01452 396 396
Council Tax Band: F

Directions: Postcode BS16 2GB



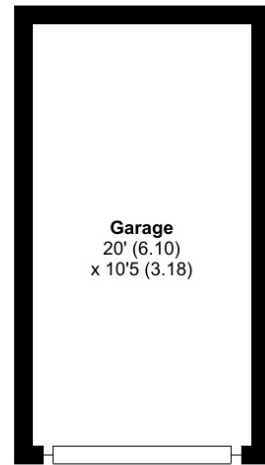
Wilson Road, Frenchay, Bristol, BS16

Approximate Area = 1425 sq ft / 132.3 sq m

Garage = 208 sq ft / 19.3 sq m

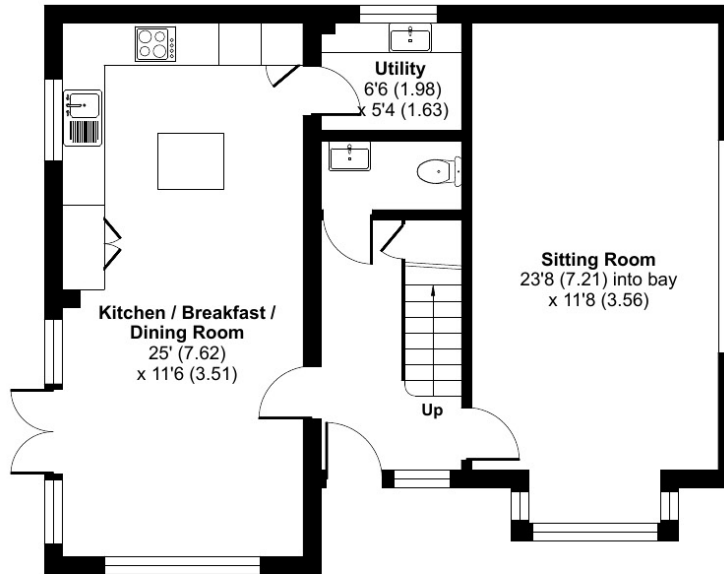
Total = 1633 sq ft / 151.6 sq m

For identification only - Not to scale



Garage
20' (6.10)
x 10'5 (3.18)

GARAGE



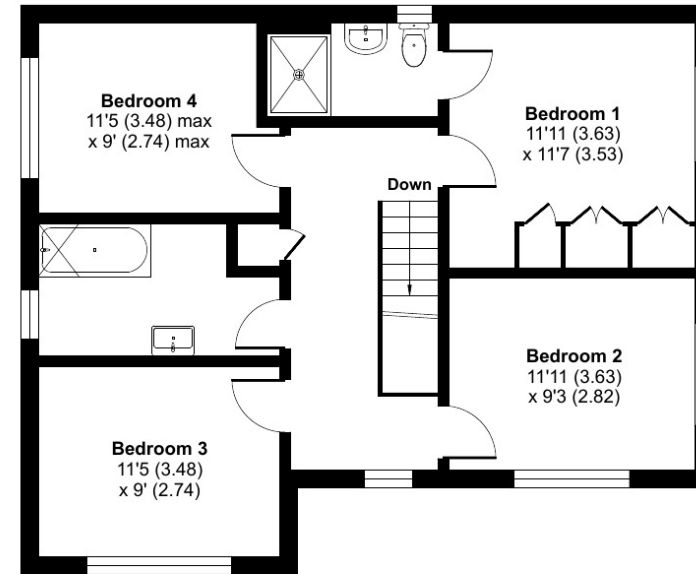
**Kitchen / Breakfast /
Dining Room**
25' (7.62)
x 11'6 (3.51)

Utility
6'6 (1.98)
x 5'4 (1.63)

Sitting Room
23'8 (7.21) into bay
x 11'8 (3.56)

Up

GROUND FLOOR



Bedroom 4
11'5 (3.48) max
x 9' (2.74) max

Bedroom 1
11'11 (3.63)
x 11'7 (3.53)

Bedroom 2
11'11 (3.63)
x 9'3 (2.82)

Bedroom 3
11'5 (3.48)
x 9' (2.74)

Down

FIRST FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 1028580