

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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31 Alexander Road, Frenchay, Bristol, BS16 1UZ



£450,000

A highly desirable Redrow design modern four bedroom semi detached home, located on this select development within Frenchay. Offering excellent access to commuter routes and easy reach to the motorway.

- Semi-Detached
- Entrance Hallway
- Open plan kitchen/dining
- Living Room
- WC
- Four Bedrooms
- Family Bathroom
- En-suite shower room
- Garage
- Off Street Parking

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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## 31 Alexander Road, Frenchay, Bristol, BS16 1UZ

Offered to the market with no onward chain is this four bedroom semi-detached home which was recently constructed in 2019 by Redrow Homes.

Internally, the home offers large entrance hallway, open plan kitchen/dining room and full width living room with double doors to the rear enclosed garden. The ground floor is rounded off with WC and large storage cupboard currently being utilised for washing machine and condenser dryer. To the first floor three bedrooms are found, two of which are double and family bathroom. The second floor offers master suite with en-suite shower room and array of built in storage cupboards.

Externally, the home offers large rear garden which overlooks nearby park; mainly laid to lawn with fenced boundaries and single garage. The property further benefits tandem off street parking.

**ENTRANCE HALLWAY 1.09m x 5.39m (3'6" x 17'8" )**  
to maximum points. Stairs rising to first floor landing, doors leading to accommodation, built in storage cupboards, space and plumbing for washing machine, space for tumble dryer, door providing access to WC, radiator, power points.

**LIVING ROOM 5.08m x 3.12m (16'7" x 10'2" )**  
to maximum points. UPVC double glazed doors providing access to rear garden to rear aspect, radiator, power points.

**KITCHEN/DINING ROOM 5.07m x 2.93m (16'7" x 9'7" )**  
to maximum points. UPVC double glazed window to front aspect, kitchen comprising matching wall and base units with marble work surfaces, one and a quarter inset sink with mixer tap over, integral fridge/freezer, four ring gas hob with extractor fan over, integral dishwasher, built in electric oven, built in grill oven, radiator, power points, ample space for dining table.

**WC 1.88m x 0.91m (6'2" x 2'11" )**  
to maximum points. Obscured UPVC double glazed window to front aspect, WC comprising low level WC, floating wash hand basin with tiled splashbacks, radiator.

**FIRST FLOOR LANDING 3.29m x 2.00m (10'9" x 6'6" )**  
to maximum points. Stairs rising to first floor landing, built in storage cupboard housing hot water cylinder, doors leading to rooms,

**BEDROOM TWO 4.12m x 3.01m (13'6" x 9'10" )**  
to maximum points. UPVC double glazed window to rear aspect overlooking rear garden and nearby park, built in storage cupboards, radiator, power points.

**BEDROOM THREE 3.78m x 3.03m (12'4" x 9'11" )**  
to maximum points. UPVC double glazed window to front aspect, radiator, power points.

**FAMILY BATHROOM 2.16m x 1.90m (7'1" x 6'2" )**  
to maximum points. Obscured UPVC double glazed window to front aspect, bathroom comprising matching three piece suite comprising low level WC, panelled bath with shower off main supply over, floating sink with mixer tap over, heated towel rail, tiled splashbacks to all wet areas.

**BEDROOM FOUR 3.01m x 2.38m (9'10" x 7'9" )**  
to maximum points. UPVC double glazed window to rear aspect, radiator, power points.

**SECOND FLOOR LANDING 2.61m x 0.95m (8'6" x 3'1" )**  
to maximum points. Built in storage cupboards one of which houses boiler, radiator, power points, door leading to bedroom one.

**BEDROOM ONE 4.30m x 4.03m (14'1" x 13'2" )**  
to maximum points. Access to loft via hatch, UPVC double glazed window to front aspect, built in storage cupboards, door providing access to en suite shower room, radiator, power points.

**EN SUITE SHOWER ROOM 1.54m x 1.52m (5'0" x 4'11" )**  
to maximum points, Velux double glazed window to rear aspect, en suite shower room comprising matching three piece suite, low level WC, floating sink with mixer tap over, tiled splashbacks to all wet areas, single shower cubicle with shower off main supply, heated towel rail, tiled splashbacks to all wet areas.

**FRONT OF PROPERTY**  
Mainly laid to well stocked flower beds, tandem parking, access to garage via up and over door.

**REAR GARDEN**  
Mainly laid to lawn with fenced boundaries, side access

