



CLIFTON HOUSE BRISTOL ROAD,
FRENCHAY, BS16 1LQ

**GOODMAN
& LILLEY**







CLIFTON HOUSE BRISTOL ROAD

FRENCHAY BS16 1LQ

GUIDE PRICE £825,000

An excellent offering of four exclusive detached new build family homes set within the village of Frenchay offering contemporary and substantial accommodation throughout.

Contemporary in design, offering substantial accommodation, in brief; sitting room, dining room, family room, open plan kitchen which comes complete with fitted Miele appliance, Granite worktops and Amtico flooring, whilst set around a central island – harmoniously providing space to prepare food, abundant storage and integrated dining space to accentuate this developments' future-proof craftsmanship.

Both the kitchen and family room open out via modern Bi-fold doors to the garden area and patio. Located on the first floor and four generously sized double bedrooms – two with fully tiled en suite facilities and a further luxury fully tiled main bathroom. This floor also includes a generous study/ nursery area.

All properties boast a 10 year new build guarantee. They also include a comprehensive specification to include all floor finishes, underfloor heating and fully designed LED lighting scheme within all principle rooms.

Specification & Features

Electrical low energy LED throughout, low level lighting system and brushed stainless sockets, and switch outlets with USB ports. Internally the high specification allows for modern conveniences as a Heatmiser underfloor heating throughout the property.

Home Network & WiFi:- The property has data points to each TV location. Data points to hardwire a PC or laptop within the office plus extra points throughout the house.

Music System:- The house has a wireless music system installed. High quality but discreet ceiling speakers have been placed in the kitchen, living room, family room & master bedroom. The system can be controlled via a smartphone or the iPad.

CCTV & Intruder Alarm:- 3 HD Dome cameras cover all aspects of the house & garden. Images are recorded & easily viewed. A intruder alarm gives piece of mind with sensors across the property.

All properties boast a 10 year new build guarantee. They also include a comprehensive specification to include all floor finishes, underfloor heating and fully designed LED lighting scheme within all principle rooms.

Entrance Hall

W/C

The bathrooms have been tastefully finished with Hudson Reed taps & sanitary ware. They are a company highly respected in sanitary products throughout the world. The modern and contemporary style bathroom fittings also include products from Gerbit & Porcelonca.

Sitting Room

- Exceptional Detached New Built Homes
- High End Finish Throughout
- Rural Yet Convenient Location
- Enclosed Front and Rear Gardens

Dining Area

Kitchen/Open Plan Living Area

The kitchen consists of a masterclass H-line range in matt, anthracite grey and white units with Casarla slate worktops and upstands, mirrored Deco Glaze splashback and the following Miele appliances: Hob, oven, steam oven, microwave, washing machine, dishwasher, two fridge freezers, warming drawer, wine cooler.

Additionally, there is a Gutmann motorised extractor hood as well as Blanco sinks and designer taps.

Utility Room

Master Bedroom

Master En Suite

The bathroom has been tastefully finished with Hudson Reed taps & sanitary ware. The modern and contemporary style bathroom fittings also include products from Gerbit & Porcelonca.

Bedroom Two

Bedroom Two En Suite

The bathroom has been tastefully finished with Hudson Reed taps & sanitary ware as well as products from Gerbit & Porcelonca.

Bedroom Three

Bedroom Four

Study/ Nursery

Data points to hardwire a PC or laptop

- Five Double Bedrooms
- Circa 2,600 Sq.Ft
- CCTV and House Alarm

Family Bathroom

The bathroom has been finished with Hudson Reed taps & sanitary ware and products from Gerbit & Porcelonca.

Outside

Private enclosed front and rear garden and large paved gated driveway.

Garage

Integrated garage with automated garage door controlled via wireless key fob transmitter

Location

Quietly situated in the sought after village of Frenchay, which is deemed to be an active and growing community with green open space, the area is ideally set within the North East suburb of Bristol and provides commuter access to London, Bath and Cardiff via the M32 & M3 Motorway networks.

Further amenities also include Frenchay C of E Primary School, Frenchay UWE campus, the MOD and various shopping & leisure facilities. The hub of the village is the iconic Common which historically provided sporting opportunities. Nowadays, Frenchay boasts a range of sporting facilities including tennis, cricket, rugby, football and golf whilst idyllic walks can be enjoyed alongside the River Frome and the new Dings Rugby Club.

- Four Bathrooms including Two En-Suites
- Large Gated Driveway & Electronic Garage Door
- App Controlled Underfloor Heating Throughout



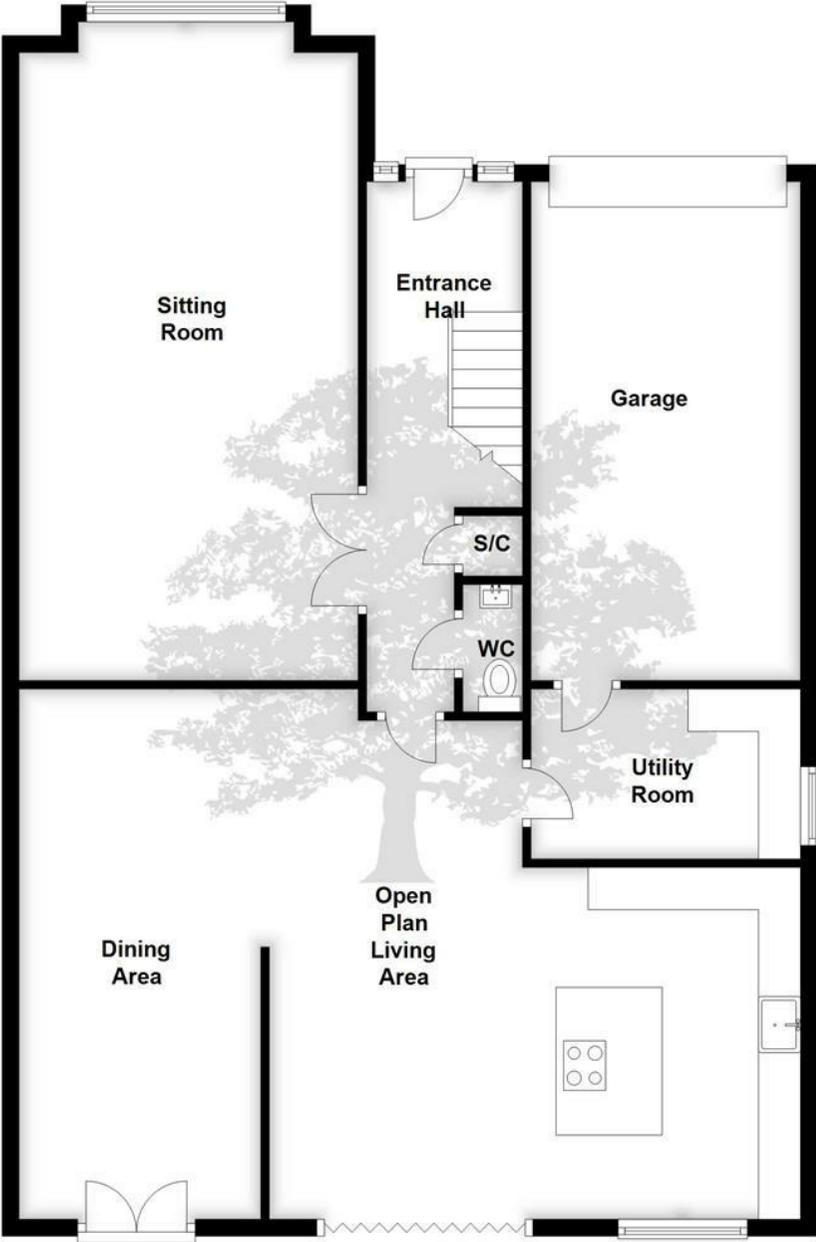




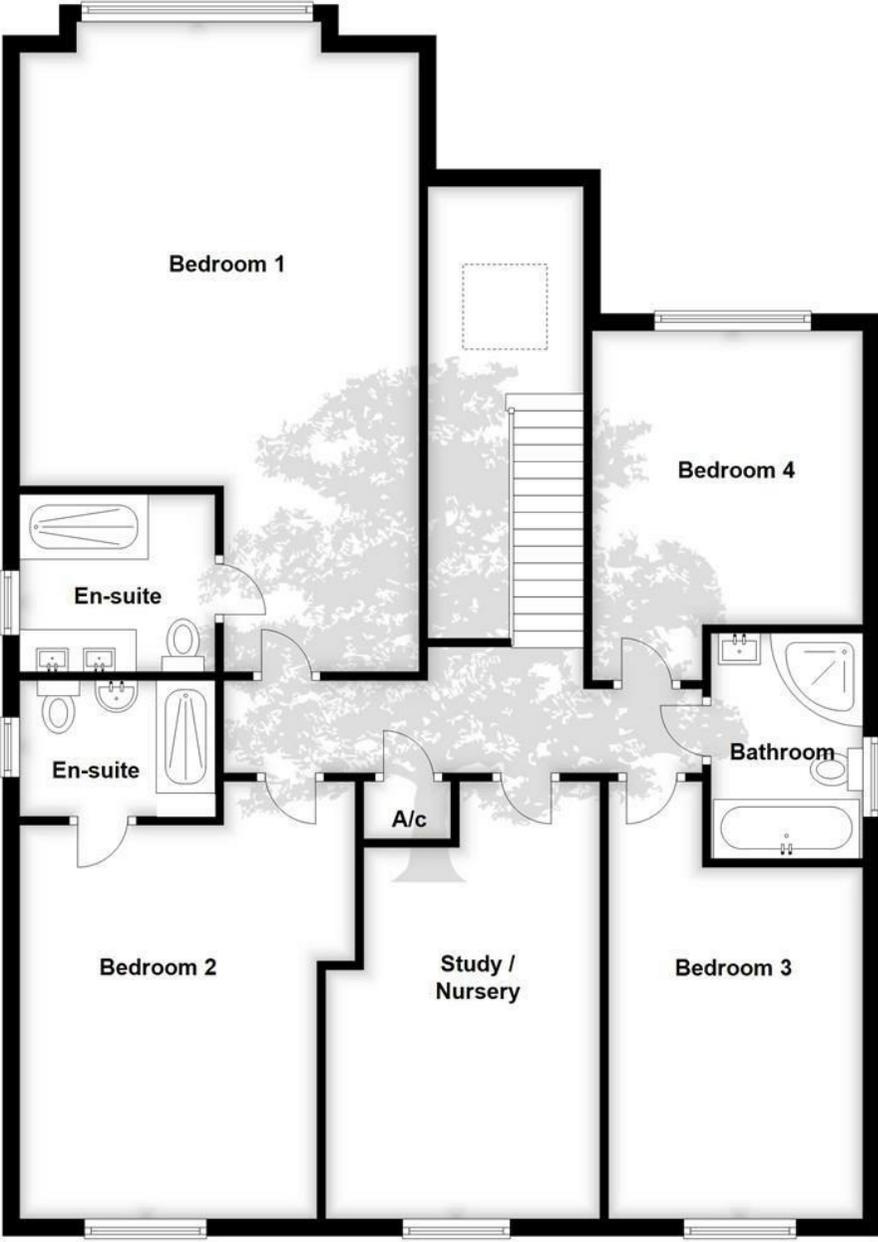
GOODMAN
& LILLEY



Ground Floor



First Floor



HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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