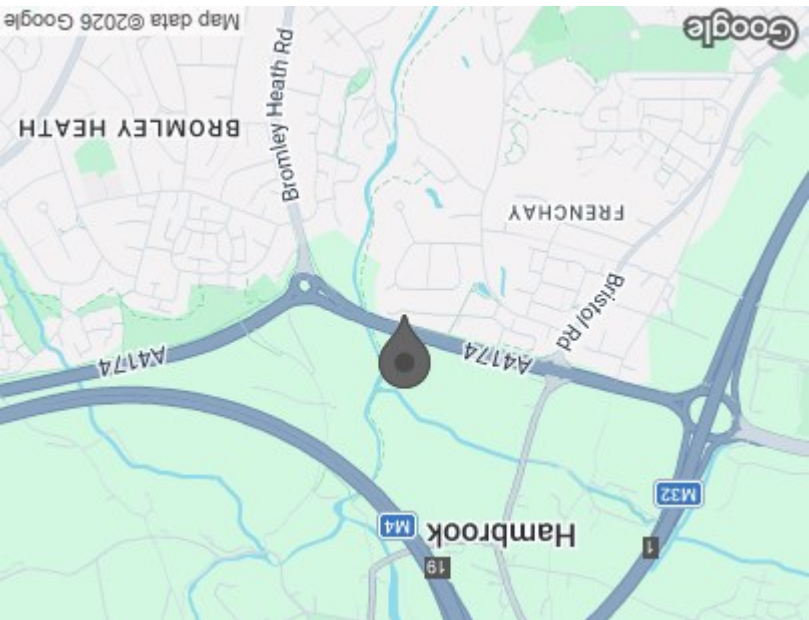


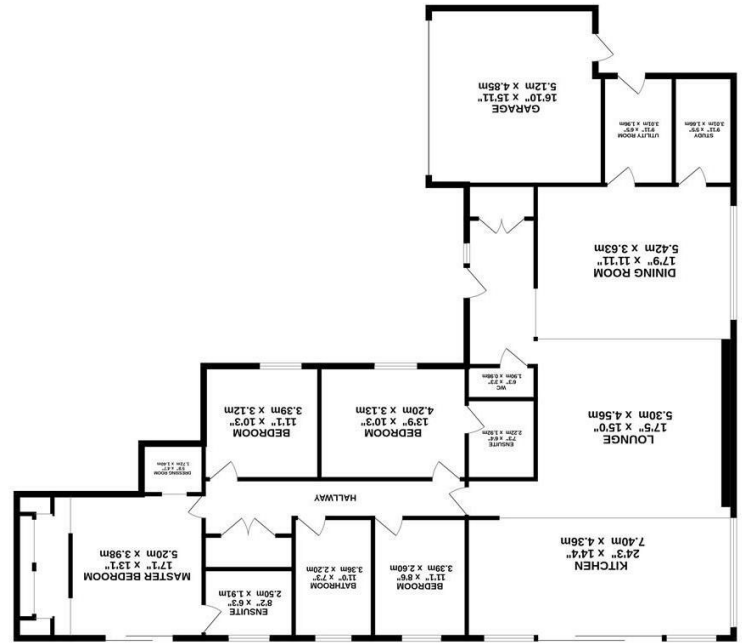
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
		Not energy efficient - higher running costs	
		G (1-20)	
		F (21-38)	
		E (39-54)	
		D (55-68)	
		C (69-80)	
		B (81-91)	
		A (92 plus)	
		Very energy efficient - lower running costs	
Potential	Current		
		79	66



AREA MAP



GROUND FLOOR
2194 sq. ft. (203.9 sq.m.) approx.

These drawings have been prepared to illustrate the proposed development and are not intended to be used for any other purpose. The drawings are prepared on the basis of the information provided to us by the client and are not intended to be used for any other purpose. The drawings are prepared on the basis of the information provided to us by the client and are not intended to be used for any other purpose. The drawings are prepared on the basis of the information provided to us by the client and are not intended to be used for any other purpose.

FLOOR PLAN



PENN DRIVE
FRENCHAY, BRISTOL, BS16 1NN
ASKING PRICE £1,100,000



4



3



2



D



GROUND FLOOR

ENTRANCE HALL

LOUNGE

17'4" x 14'11"

KITCHEN

24'3" x 14'3"

DINING AREA

17'9" x 11'10"

STUDY

9'10" x 5'5"

UTILITY ROOM

9'10" x 6'5"

CLOAKROOM

6'2" x 3'2"

INNER HALL

PRINCIPAL ROOM

17'0" x 13'0"

DRESSING ROOM

5'7" x 4'7"

ENSUITE SHOWER ROOM

8'2" x 6'3"

BEDROOM TWO

13'9" x 10'3"

ENSUITE SHOWER ROOM

7'3" x 6'3"

BEDROOM THREE

11'1" x 10'2"

BEDROOM FOUR

11'1" x 8'6"

FAMILY BATHROOM

11'0" x 7'2"

OUTSIDE

FRONT GARDEN

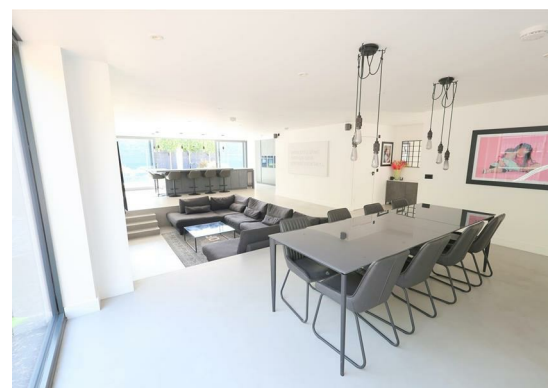
REAR GARDEN

SIDE GARDEN

DOUBLE GARAGE

16'9" x 15'10"

DRIVE



Available for acquisition, this stunning four-bedroom detached executive residence offers an unparalleled standard of contemporary, single-level living.

Extensively extended and meticulously designed, the property perfectly balances elegance and high-end corporate lifestyle.

Situated in a prestigious cul-de-sac in historic Frenchay Village, the home offers a sought-after village lifestyle just four miles north of Bristol's vibrant city centre.

It is uniquely positioned for senior executives, providing rapid commuter access to the M4 and M5 motorway networks alongside Bristol Parkway Station. The property sits on the doorstep of major corporate hubs including the MOD, Rolls-Royce, and Airbus, while families will benefit from close proximity to the highly prestigious Collegiate School.

The heart of this home is an exceptional open-plan living space defined by sophisticated, polished concrete floors and neutral decor. The entrance flows seamlessly into a revolutionary sunken lounge, fully equipped with a large family sofa and a built-in Sonos surround sound system. Floor-to-ceiling glass beautifully frames the room, while expansive sliding doors open directly onto the private grounds to create a fluid indoor-outdoor lifestyle. The bespoke chef's kitchen boasts clean, elegant lines with premium tall units incorporating an eye-level oven, a combination microwave, an integrated coffee machine and a tall fridge-freezer. A generous central island with seating for six serves as the ultimate hosting hub, fully specified with a five-ring induction hob, a wine fridge, an integrated dishwasher and an inset sink with a premium Quooker tap providing instant boiling and filtered cold water alongside a waste disposal unit. Perfectly tailored for modern hybrid working, the dining area connects to a dedicated, quiet study. A separate utility room housing both a washing machine and a tumble dryer ensures household functionality remains discreetly out of sight.

