



PARK CRESCENT
FRENCHAY, BRISTOL, BS16 1PD
ASKING PRICE £1,050,000



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GROUND FLOOR

Entrance Porch

Reception Hall

15'9" x 11'4"

Family Snug/Study

15'9" x 8'4"

Sitting Room

20'5" x 10'11"

Open Plan Kitchen/Dining/Family Room

36'3" x 14'3"

Utility Room

14'2" x 8'5"

Cloakroom

FIRST FLOOR

Landing

Principal Room

14'2" x 12'8"

Ensuite Shower Room

8'11" x 7'3"

Bedroom Two

20'4" x 11'0"

Ensuite Shower Room

8'11" x 3'2"

Bedroom Three

14'10" max x 12'8"

Bedroom Four

14'1" max x 10'0"

Bedroom Five

9'11" x 9'8"

Family Bathroom

8'11" x 6'5"

Outside

Front Garden

Rear Garden

Garden Room & Store

Garage

19'11" x 12'11"

Boasting an incredible 2500 sq ft, M Coleman are delighted to bring to market a double gable fronted detached residence of dressed Bath stone in the enviable village of Frenchay.

This home has been extensively extended and renovated to offer five spacious double size bedrooms, three bathrooms and a fabulous 11 metre open plan kitchen/dining/family room, all finished to a luxurious standard.

As you enter this home, a porch gives access to a spacious reception hall where Oak doors lead to ground floor rooms and open into the vast

Kitchen/Dining/Family Room. This room is the hub of this family home, a place to gather, entertain, prepare meals and socialise with friends and family. The fitted kitchen offers a range of white gloss wall and base units finished with elegant curved corners, sleek handleless doors and Quartz work surfaces and upstands. There is a central island with built in appliances to include two ovens, a five ring gas hob, dishwasher and extractor hood fitted into a feature sunken ceiling with lighting.

Lantern roof windows, five metre bi-folding doors and windows flood the room with natural light and overlook the gardens. Tiled floors with underfloor heating extend throughout the room and continue into the utility and ground floor cloakroom.



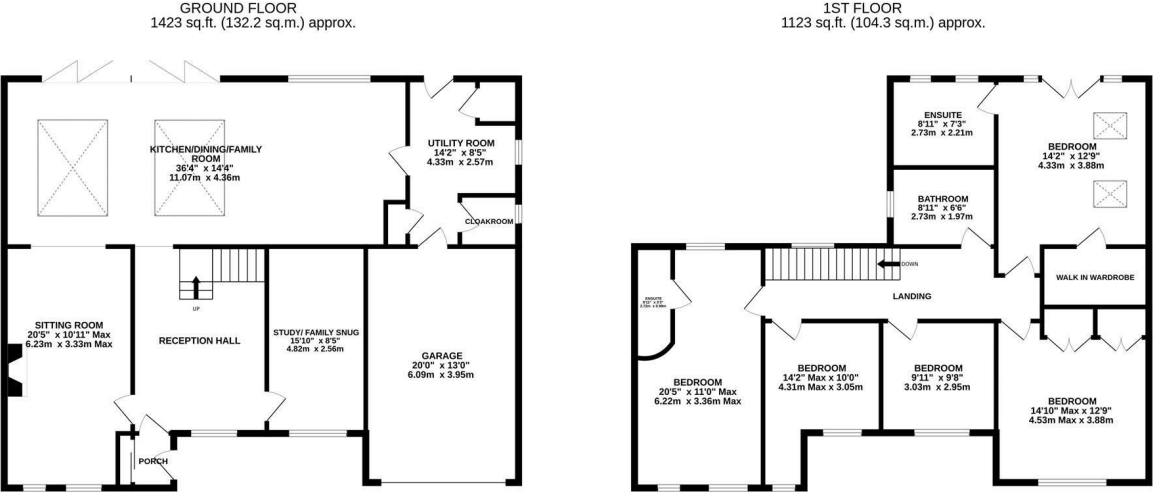
The impressive separate sitting room boasts a log burner inset into the chimney breast with an Oak mantle giving this spacious room a warm and cosy feel. Additionally, there is a further reception room located to the front of the property, used by our current owners as a snug & study, but could easily be used as a 6th bedroom for a dependant relative.

The extensive first floor offers five double size bedrooms with the principal room benefiting a vaulted ceiling, Juliette balcony, walk in wardrobe and luxury three piece ensuite shower room, all with underfloor heating. Bedroom two also benefits built in wardrobes and a three piece ensuite, whilst bedroom three offers large bespoke fitted cupboards.

Completing the accommodation is a modern three piece bathroom, also with under floor heating. Externally, the landscaped gardens have been designed for privacy and practically, ensuring guests of all ages can manoeuvre around the grounds. Fully enclosed by mature hedgerow and fencing, this garden creates a secure and secluded space for those with young children. There is a well tended lawn and various seating areas to enjoy alfresco dining and capture sun throughout the day. A fully insulated bespoke garden room and store offers versatility to buyers and can be used as a home office, gym or bar, a great room to retire to on a chilly evening, to sit back and fully appreciate the gardens and outdoor space that this wonderful home offers. A secure gate to the side gives access to the front of the property, where there is off road parking for several vehicles plus access via an electric door to a larger than average single garage.



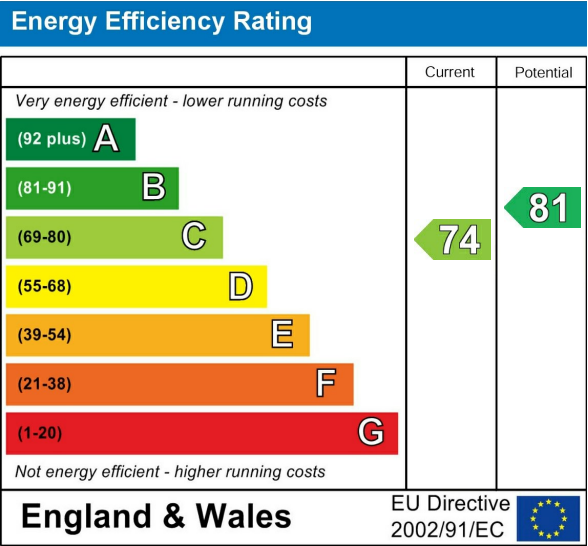
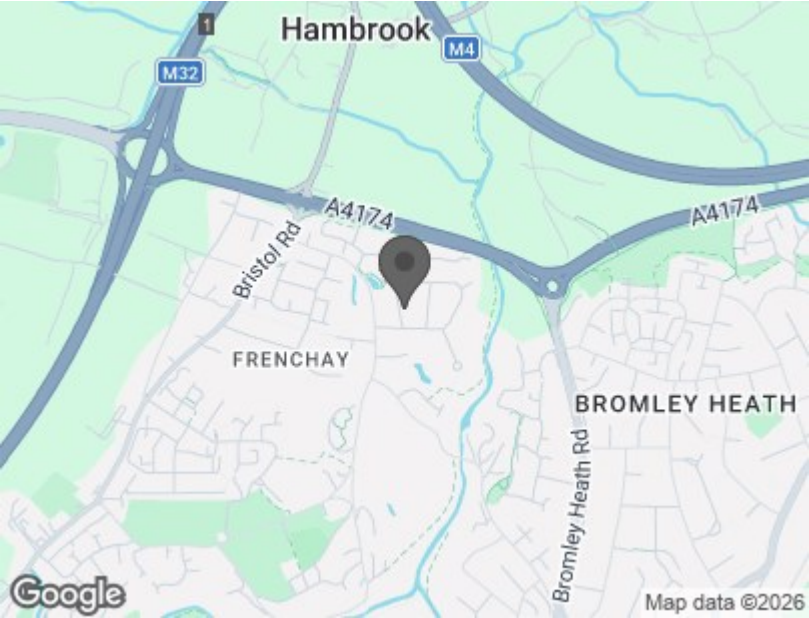
FLOOR PLAN



TOTAL FLOOR AREA : 2546 sq.ft. (236.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



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