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746 Fishponds Road
Fishponds
Bristol
BS16 3UA



£475,000

4 Bedrooms

Brentnall Way, Fishponds

Holbrook Moran are delighted to present this beautifully presented four-bedroom townhouse in a sought-after Fishponds location. Offering spacious accommodation over three floors, a landscaped garden, garage, driveway parking for two cars and an EV charger.

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Situated within a sought-after residential development in Fishponds, this beautifully presented four-bedroom townhouse offers spacious and versatile accommodation arranged over three floors. Combining modern design with practical family living, the property further benefits from a landscaped rear garden, garage, driveway parking for two vehicles, and an EV charging point.

The ground floor welcomes you with a bright entrance hall, a contemporary fitted kitchen with integrated appliances, a convenient cloakroom/WC, and an impressive living/dining room spanning the rear of the property. French doors open directly onto the garden, creating an ideal space for both everyday living and entertaining.

The first floor hosts three well-proportioned bedrooms alongside a modern family bathroom, offering flexible accommodation for growing families, home working, or guest space.

Occupying the entire top floor, the principal bedroom suite is a standout feature of the home. This generous retreat benefits from a dedicated dressing area with built-in wardrobes and a stylish en suite shower room, providing a peaceful and private sanctuary away from the rest of the house.

Outside, the rear garden has been thoughtfully landscaped to create a fantastic low-maintenance outdoor space. Featuring paved seating areas, raised planting beds and a superb covered outdoor kitchen, it is perfectly suited to al fresco dining, entertaining guests, and enjoying the warmer months.

Further benefits include a single garage, driveway parking for two vehicles, and an EV charger. The garage also benefits from planning permission for conversion into a home office, offering excellent potential for those working remotely or seeking additional living space.

This superb home offers a perfect balance of space, style and practicality, making it an ideal choice for families and professionals alike. Early viewing is highly recommended.

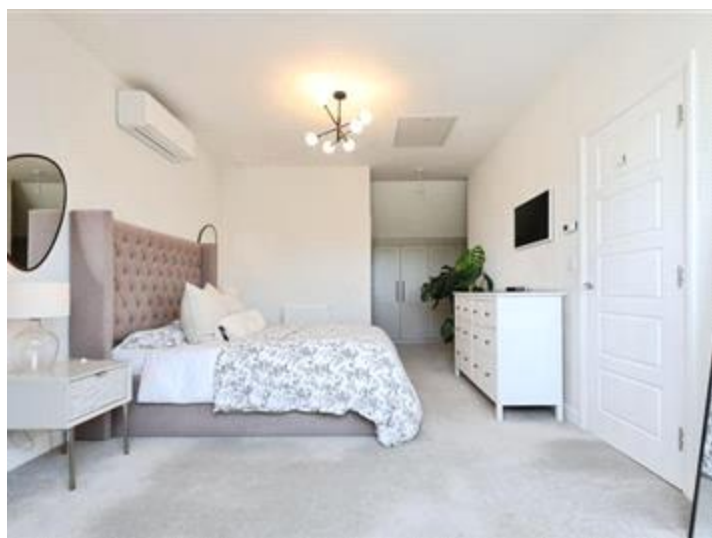
SITUATION

Brentnall Way is located within a popular modern development in BS16, offering excellent access to local shops, supermarkets, cafés and everyday amenities. The area is well placed for the University of the West of England (UWE), Abbey Wood and Bristol Business Park, making it popular with families and professionals alike.

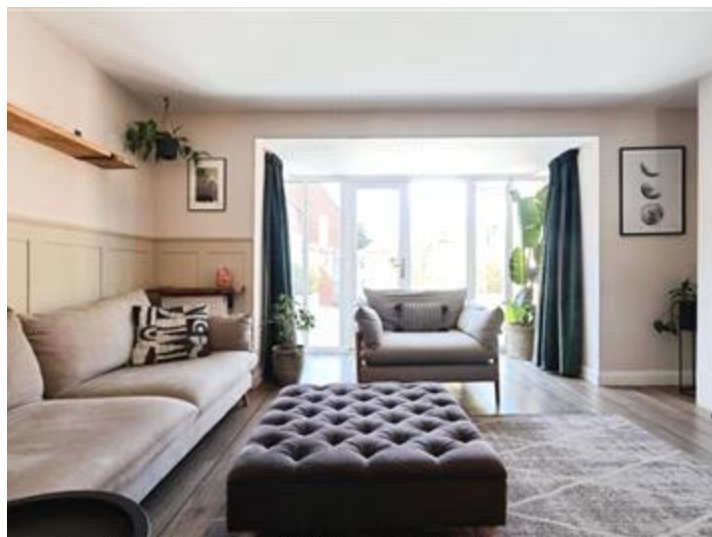
Residents benefit from nearby green spaces including Stoke Park Estate and Snuff Mills, while excellent transport links via the A4174 Ring Road, M32 and Bristol Parkway Station provide easy access to Bristol city centre and beyond.

Tenure: Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		94
A		
(81-91)	85	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.