

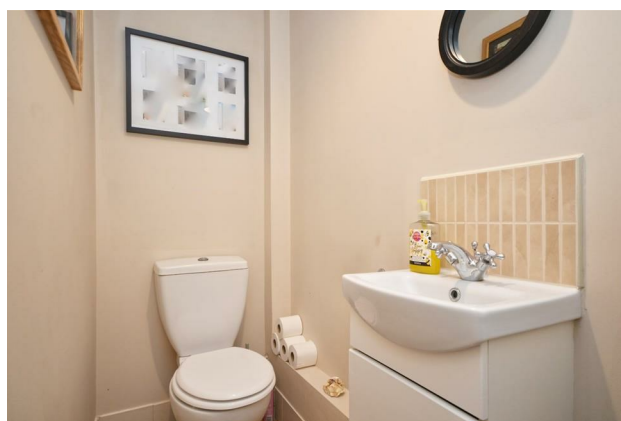
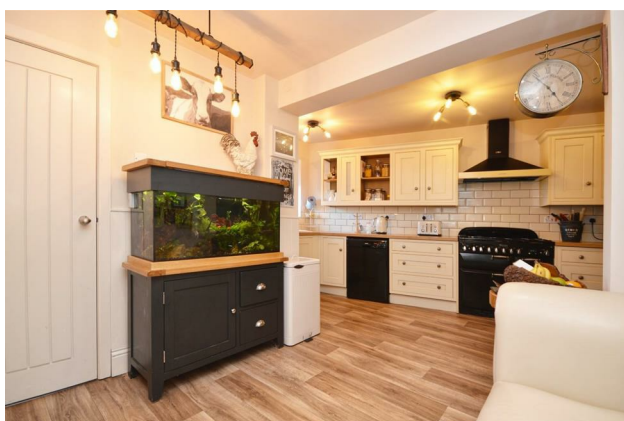
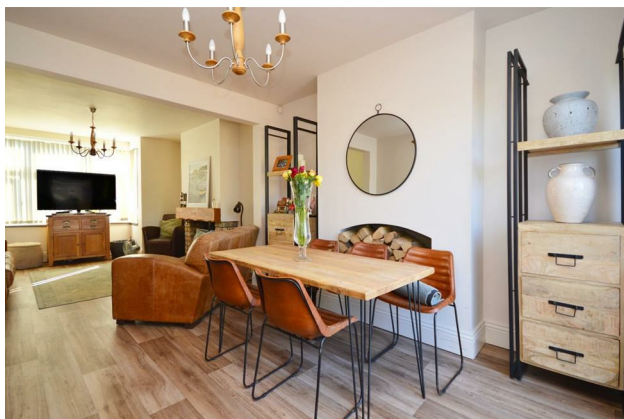
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42 Derham Road, Bristol, BS13 7SB

Asking Price £490,000

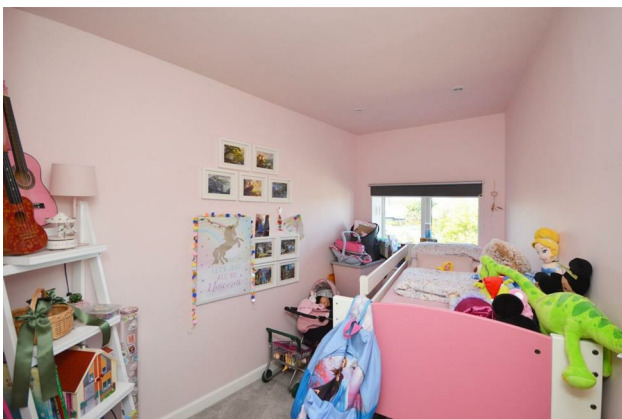
Property Images



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Property Images



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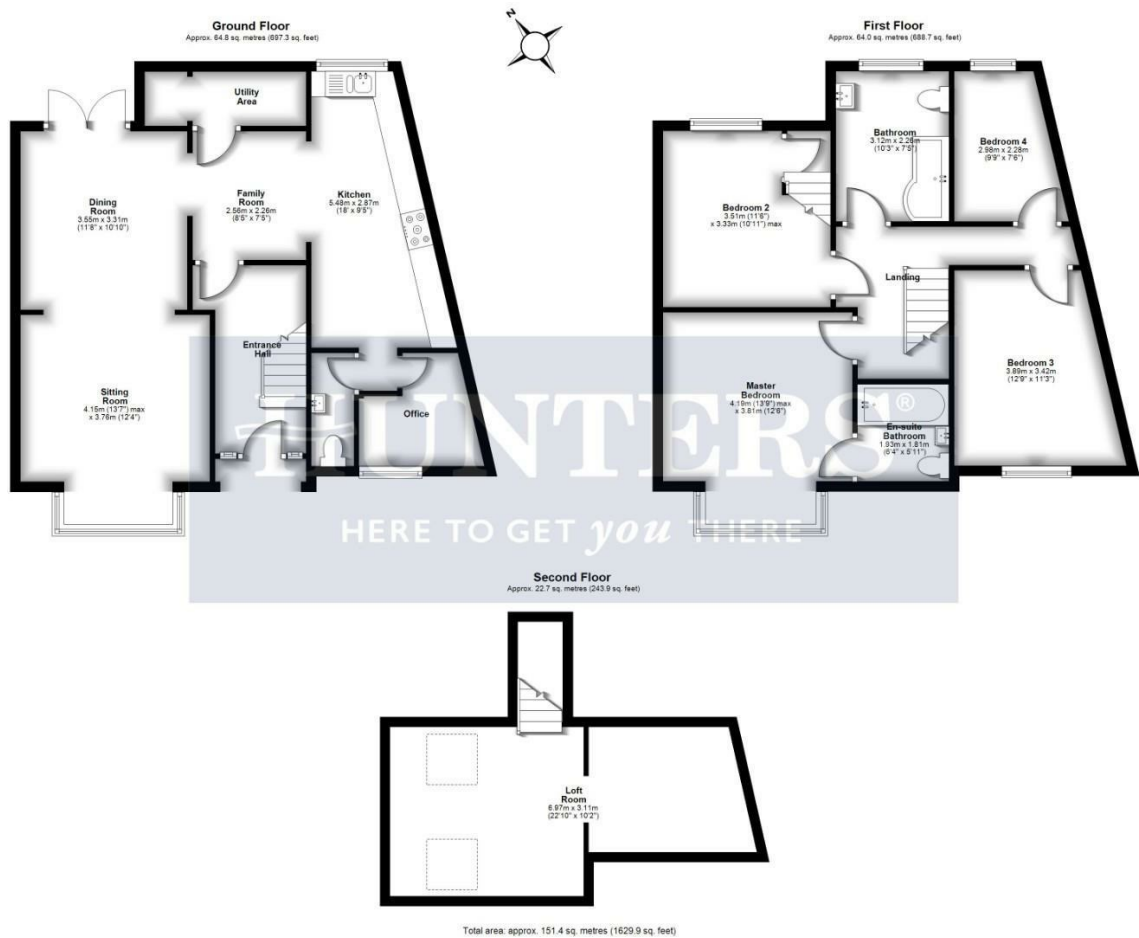
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Property Images



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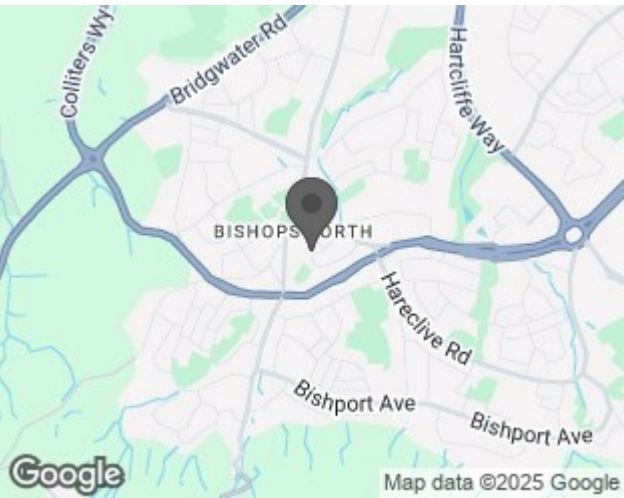
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

An immaculate extended semi-detached property is on the market in a sought-after location. Benefiting from close proximity to public transport links, local amenities, and nearby schools, this is an ideal family home.

The property boasts four bedrooms, three of which are spacious doubles. The master bedroom houses an en-suite for added convenience and privacy. The fourth bedroom is a versatile single room, which could be used as an office, a nursery, or simply just as an additional bedroom. There is also a family bathroom to complete this layout.

The heart of the home is undoubtedly the modern kitchen which has been designed with family living in mind. It offers ample space for cooking and dining and includes access to a utility room, a home office, and a W/C.

Additionally, the property offers two reception rooms. The first, a cosy lounge to the front with a log burner, perfect for those colder evenings. The second reception room has access to the garden and is a dining room that opens from the lounge, featuring patio doors for seamless indoor-outdoor living.

Unique features include off-street parking with a driveway to the front of the property, providing secure and convenient parking. The property also benefits from a low maintenance, enclosed garden, perfect for children to play or for outdoor entertaining.

The property is further enhanced by a loft with Velux windows, currently being used as a dressing area that leads through to the bedroom area. The property is nestled in a quiet cul-de-sac location, adding to the charm and appeal of this family home. Call today to arrange a viewing!

Features

- Extended Semi Detached Home • Four Bedrooms • Lounge & Dining Room • Kitchen/Family Room • Utility Room & Office • Ground Floor W/C • Family Bathroom & Ensuite • Loft Room • Enclosed Rear Garden & Off Street Parking • Cul-De-Sac Location