



**Davids Road, Bristol**  
 , BS14 9JJ

**£525,000**



# Dauids Road, Bristol

## DESCRIPTION

For Sale this deceptively spacious and impressive four bedroom detached property located on a sought-after road, perfect for families. This property is well-served by public transport links, nearby schools, and local amenities.

Upon entering, you are greeted by a spacious entrance hallway that leads to the two reception rooms. The first reception room is neatly arranged with a dining area to the front, ideal for hosting and entertaining guests. The second reception room is a cozy sitting room to the rear, complete with sliding doors that provide access to a beautiful enclosed rear garden, offering a perfect blend of indoor and outdoor living.

The property boasts four bedrooms, all of which are generously sized doubles. All bedrooms are well-appointed, providing the perfect haven for relaxation.

The family will enjoy the family shower room, which is modern and well-maintained. The fitted kitchen is another highlight of this property, offering ample space and functionality for all your cooking needs.

Adding to the property's appeal are its unique features such as a garage and two driveways providing parking facilities, which offers convenience for the whole family.

In summary, this property offers a combination of comfort, space, and sought after location. A perfect family home waiting for its new owners.



# ROOMS

## ENTRANCE PORCH

Double glazed entrance door into porch, wooden door into hallway.

## ENTRANCE HALLWAY

Stairs rising to first floor with under stairs storage, (original parquet flooring under carpet) radiator, doors to..

## DINING ROOM

uPVC double glazed bay window to front elevation, radiator, ceiling coving.

## SITTING ROOM

uPVC double glazed window to side elevation, uPVC double glazed sliding doors over looking rear garden, feature gas fire set within feature fire surround, ceiling coving, radiator.

## KITCHEN

uPVC double glazed window over looking rear garden, fitted with a range of wall and base units with work tops over incorporating single stainless steel sink unit with mixer tap over, built in double oven, electric hob, tiled splashbacks, integrated fridge freezer, dishwasher and washing machine, larder cupboard, wall mounted cupboard housing gas central heating boiler, tiled flooring, radiator, door to..

## W.C

uPVC double glazed window to rear elevation, low level w.c, wash hand basin.

## UTILITY/STORAGE AREA

uPVC double glazed window to side elevation.

## LOBBY AREA

Door to w.c and access to utility/storage area, uPVC double glazed door to side elevation.

## FIRST FLOOR LANDING

Doors to accommodation, storage cupboard housing hot water cylinder, loft access.

## BEDROOM ONE

uPVC double glazed window to the side and rear elevation, radiator. built in wardrobes, ceiling coving.

## BEDROOM TWO

Two uPVC double glazed windows over looking rear garden, currently divided into two separate areas with a stud wall and wooden sliding door, built in wardrobe, two radiators, ceiling coving,

## BEDROOM THREE

uPVC double glazed window to front elevation, radiator, ceiling coving.

## BEDROOM FOUR

uPVC double glazed window to front elevation, radiator, ceiling coving,

## SHOWER ROOM

uPVC double glazed window to front elevation, walk in shower cubicle with mixer shower over, part tiled walls, vinyl flooring, picture window, soft coupled vanity unit housing w.c and wash hand basin with vanity storage under, radiator.

## OUTSIDE

### REAR GARDEN

Boundary enclosed by fencing, patio area, remainder mainly laid to lawn with flower and shrub borders, mature apple tree.

### FRONT GARDEN

Boundary enclosed by dwarf wall, wooden fence panels and mature hedge, driveway providing off street parking in turn leading to garage, further driveway providing off street parking leading to car port, access to rear garden, path to front door, mature shrubs.

## GARAGE

18'6 x 7'11

Up and over door with power and light.

Material Information - Whitchutch

Tenure Type; Freehold

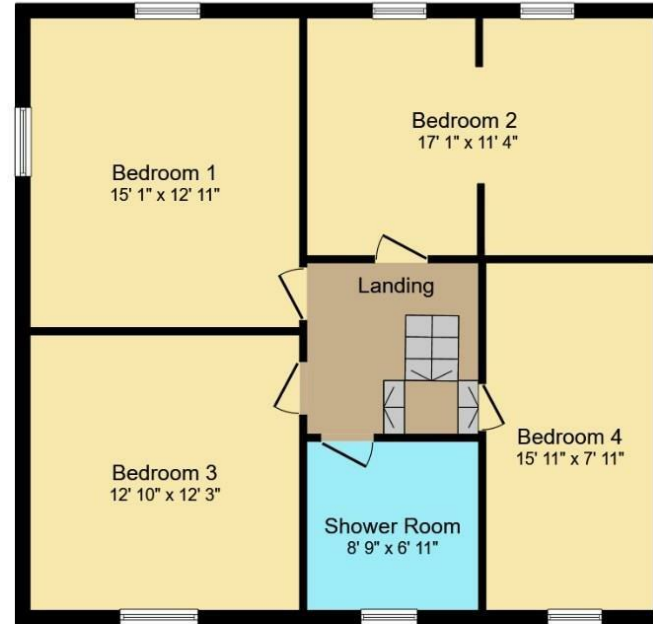
Council Tax Banding; E

Two owners from new





**Ground Floor**  
Floor area 906 sq.ft.

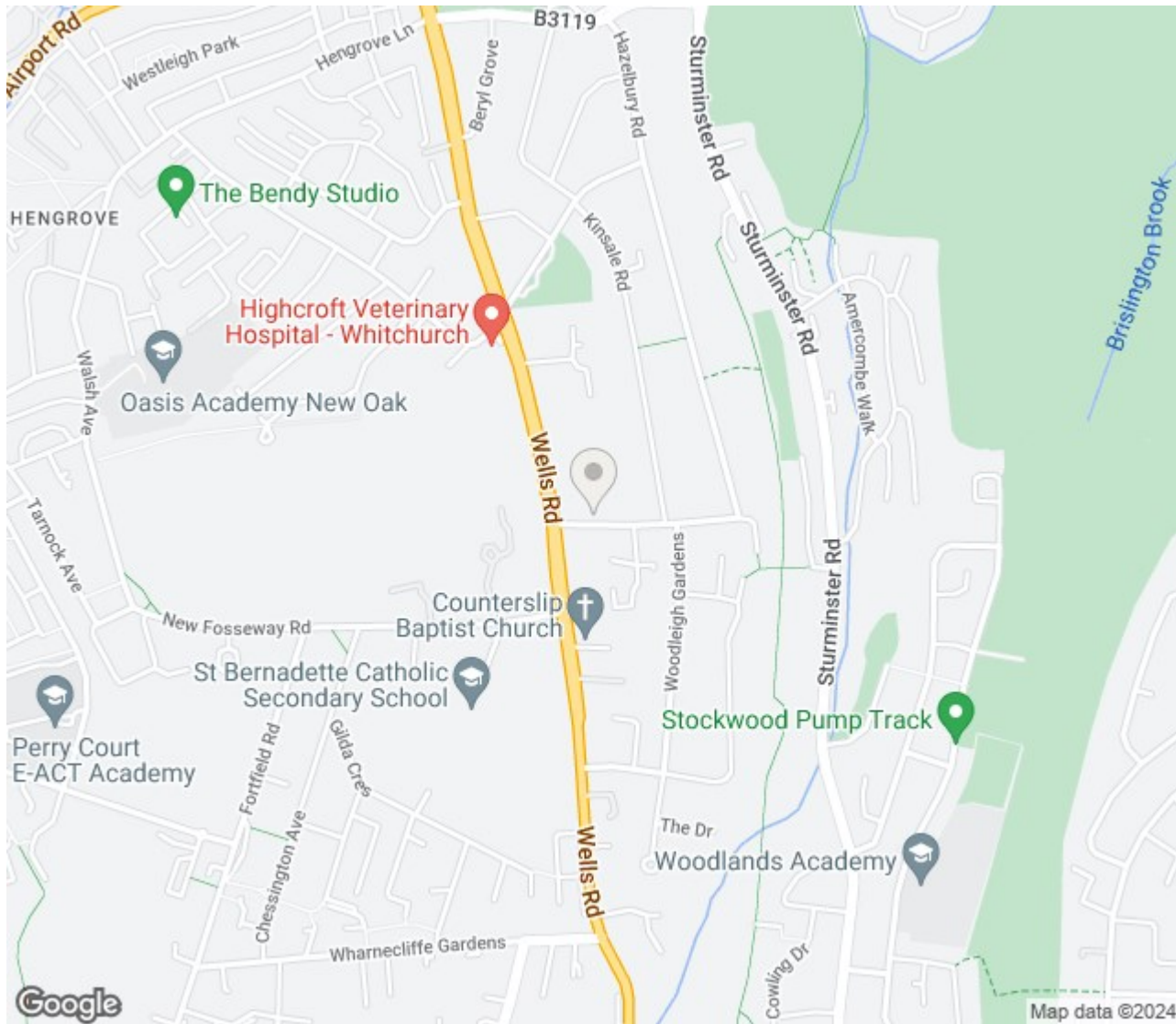


**First Floor**  
Floor area 875 sq.ft.

**TOTAL: 1,781 sq.ft.**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





## ENERGY PERFORMANCE CERTIFICATE

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

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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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