

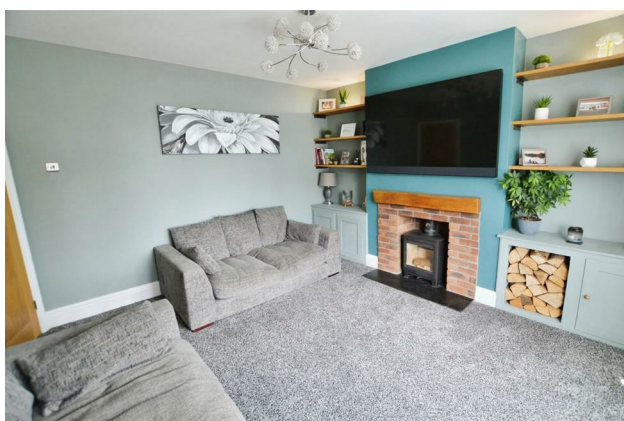
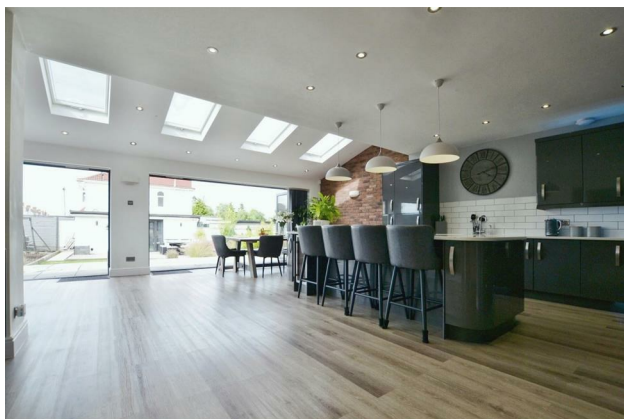
HUNTERS®

HERE TO GET *you* THERE

23 Davids Road, Whitchurch, Bristol, BS14 9JH

£750,000

Property Images



We are pleased to present this spacious and beautifully extended four-bedroom home, ideally situated on a corner plot in the desirable Davids Road, Whitchurch, and meticulously maintained to a turnkey standard.

Upon entering the ground floor, you are greeted by a welcoming lounge, a versatile reception room perfect for entertaining, a convenient downstairs cloakroom, a practical utility room, and an expansive open-plan kitchen/diner and living area, ideal for modern family living and gatherings.

Moving to the upper levels, the accommodation continues to impress with a master bedroom featuring its own ensuite shower room for added privacy and comfort. Three additional well-proportioned bedrooms offer ample space for family members or guests, complemented by a stylish family bathroom. The versatility of a loft room with ensuite adds further flexibility, perfect for a home office, guest suite, or additional recreational space.

Externally, the property boasts a large enclosed rear garden, providing a peaceful retreat and ample space for outdoor activities. A unique feature of this corner plot is the home/office bar with WC, offering convenience and entertainment possibilities right at your doorstep. Ample off-street parking is provided by a driveway, ensuring ease of access and practicality.

This exceptional property not only offers spacious and well-appointed interiors but also enjoys a prime corner plot location, maximising privacy and outdoor space, making it an ideal choice for discerning buyers seeking both comfort and convenience.

ENTRANCE HALLWAY

Composite entrance door into hallway, doors too, opening too, stairs rising to first floor with understairs storage, cupboard housing meters, radiator, laminate flooring.

LOUNGE

uPVC double glazed bay window to front elevation, opening housing wood burner, feature shelving, tv point, radiator.

SECOND RECEPTION ROOM

uPVC double glazed window to front elevation, wall hung feature radiator, ceiling spot lights,

CLOAKROOM

Close coupled toilet and sink with vanity storage, heated towel rail, laminate flooring, ceiling spot lights.

UTILITY ROOM

uPVC double glazed door and side to side elevation, door to large storage cupboard ceiling spot lights, fitted with a range base units with work tops over incorporating stainless steel sink unit with mixer tap over, plumbing for automatic washing machine, ceiling spot lights

OPEN PLAN KITCHEN/DINER AND LIVING SPACE

Two sets of aluminium bi folding doors over looking the rear garden, six velux windows to the rear, open plan family living area with under floor heating, two wall hung radiators, ceiling spot lights.

Kitchen, fitted with a range of wall and base units with quartz work tops over incorporating single drainer sink unit with mixer tap over, large pull out larder cupboard, integral fridge and freezer, double oven and dishwasher, tiled splashbacks, island with storage integral wine cooler, induction hob 6 rings, three feature lights over, laminate flooring.

FIRST FLOOR LANDING

Doors to.. stairs rising to loft space .

BEDROOM ONE

uPVC double glazed window to front and rear elevation, feature wall hung radiator further radiator, ceiling spot lights, door to

ENSUITE SHOWER ROOM

uPVC double glazed window to rear elevation, walk in shower with mixer shower over, part tiled walls, tiled floor, heated towel rail, ceiling spot lights, extractor.

FAMILY BATHROOM

uPVC double glazed window to rear elevation, free standing bath with mixer tap, shower cubicle with mixer shower over, close coupled toilet and hand basin with storage under, fully tiled walls and flooring, ceiling spot lights

BEDROOM THREE

uPVC double glazed window to rear elevation, storage cupboard housing gas combination boiler.

BEDROOM TWO

uPVC double glazed bay window to front elevation, built in wardrobes, picture rail.

BEDROOM FOUR

uPVC double glazed window to front elevation

LOFT SPACE

Two velux windows to rear elevation, ceiling spot lights, walk in wardrobe with ceiling spot lights, door to

ENSUITE SHOWER ROOM

Shower cubicle with electric shower over, low level w.c, pedestal wash hand basin set within vanity unit, tiled walls and floor, extractor fan.

OUTSIDE

REAR GARDEN

Boundary enclosed by wall and wooden fencing, side access gate, driveway providing off street parking, large patio area immediately adjoining property, stepping stone path to home office / bar, outside lighting, outside tap, bark area with mature flowers and shrub borders.

HOME OFFICE/BAR

French style doors with matching side panels, two velux windows, laminate flooring, bar, ceiling spots, door to..

W.C

Low level w.c, pedestal wash hand basin set within vanity unit, laminate flooring.

DRIVEWAY

Off street parking.

Material Information

Tenure Type; Freehold

Council Tax Banding; D

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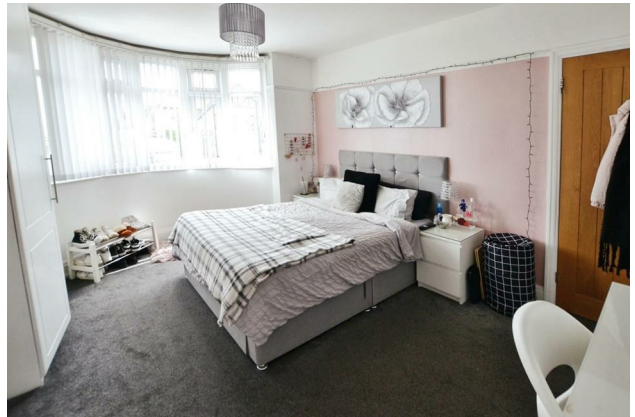
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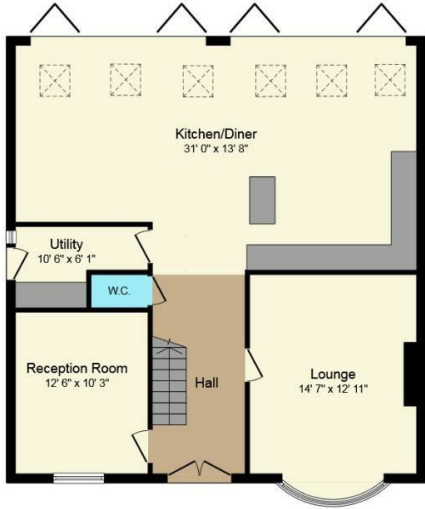






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Ground Floor
Floor area 1,038 sq.ft.



First Floor
Floor area 883 sq.ft.



Second Floor
Floor area 210 sq.ft.

TOTAL: 2,131 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

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map

