



Derricke Road, Bristol
BS14 8NN

£475,000



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Derricke Road, Bristol

DESCRIPTION

Presented in good condition, this attractive four-bedroom semi-detached house offers an outstanding opportunity for families seeking comfort and convenience. Situated in a desirable location, the property enjoys easy access to public transport links, reputable nearby schools, local amenities, and tranquil green spaces.

The home features two well-proportioned reception rooms providing flexible living space. The first reception room benefits from large windows, inviting ample natural light and creating a welcoming ambiance. The second reception room is separate, offering garden views and direct access to the garden via sliding doors—perfect for both relaxation and entertaining.

The thoughtfully designed kitchen includes a dining space, making it ideal for family meals. Upstairs, the property offers four bedrooms: two generous doubles—one with built-in wardrobes for ample storage—and two singles, one of which also boasts built-in wardrobes, making the most of the available space.

The bathroom is well-appointed, equipped with a separate shower for added convenience. Externally, the property features a well-maintained garden, providing a safe and private outdoor area for both children and adults. Further benefits include parking and a single garage, ensuring secure off-road parking and additional storage options.

Rarely available in this sought-after area, this semi-detached house seamlessly balances family comfort with everyday practicality. Early viewing is highly recommended to fully appreciate the potential and appeal of this delightful home.





**Approximate Gross Internal Area 1120 sq ft - 104 sq m
(Excluding Garage)**

Ground Floor Area 629 sq ft – 58 sq m

First Floor Area 491 sq ft – 46 sq m

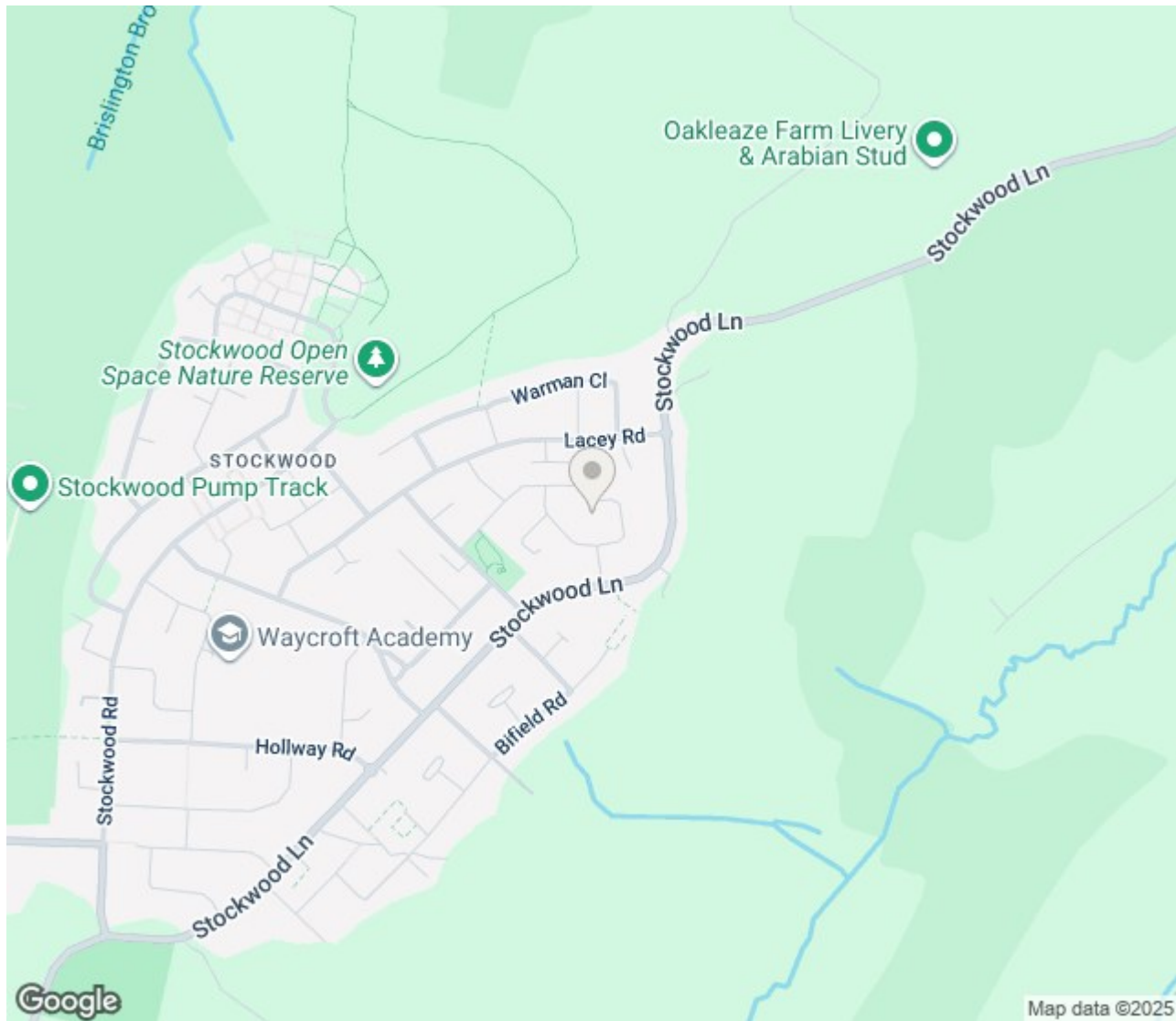
Garage Area 181 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







Thinking of Selling?

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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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	





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.