



Derricke Road, Stockwood

£380,000

- **Energy Rating - D**
- **NO ONWARD CHAIN**
- **Kitchen/Diner**
- **Garage**
- **Wrap Around Garden**

- **Three Bedroom Semi-Detached**
- **Bay Fronted Lounge**
- **Two Driveways**
- **Gas Central Heating**
- **Conservatory**

Welcome to Derricke Road, a charming semi-detached residence nestled in the sought-after enclave of Stockwood, Bristol. This delightful home boasts a desirable absence of onward chain, making it an attractive option for families seeking comfort and space.

Step inside to discover a ground floor adorned with warmth and character. A spacious lounge, featuring a bay fronted window, invites relaxation and gatherings, while the adjoining kitchen/diner seamlessly connects indoor and outdoor living, leading to a full-length conservatory bathed in natural light.

Ascend to the first floor to find practicality and comfort. Here, a separate bathroom and WC offer convenience, while two double bedrooms, one with built-in wardrobes, and a further single bedroom, provide peaceful repose and ample storage.

Venture outside to enjoy the wrap-around garden, a serene space basking in sunlight throughout the day. With patio and grass areas blending effortlessly, and convenient access to a garage and two driveways, outdoor living becomes a seamless pleasure.

Benefit from this residence's enviable location, where Stockwood's serene ambiance harmonizes with Bristol's vibrant energy, offering easy access to urban amenities, reputable schools, and efficient transport links.

Seize the chance to transform this house into your cherished home, and relish in the comfort

Lounge 17'6" x 15'3" max (5.35 x 4.65 max )

Kitchen/Diner 17'7" x 9'11" (5.37 x 3.04)

Conservatory 17'5" x 10'1" (5.33 x 3.09 )

Bedroom One 10'0" x 9'4" (3.06 x 2.85 )

Bedroom Two 9'11" x 9'3" (3.03 x 2.83 )

Bedroom Three 8'3" x 7'11" (2.52 x 2.43 )

First Floor WC 5'10" x 2'7" (1.78 x 0.79 )

Bathroom 5'6" x 5'5" (1.68 x 1.66)

Tenure - Freehold

Council Tax Band - C

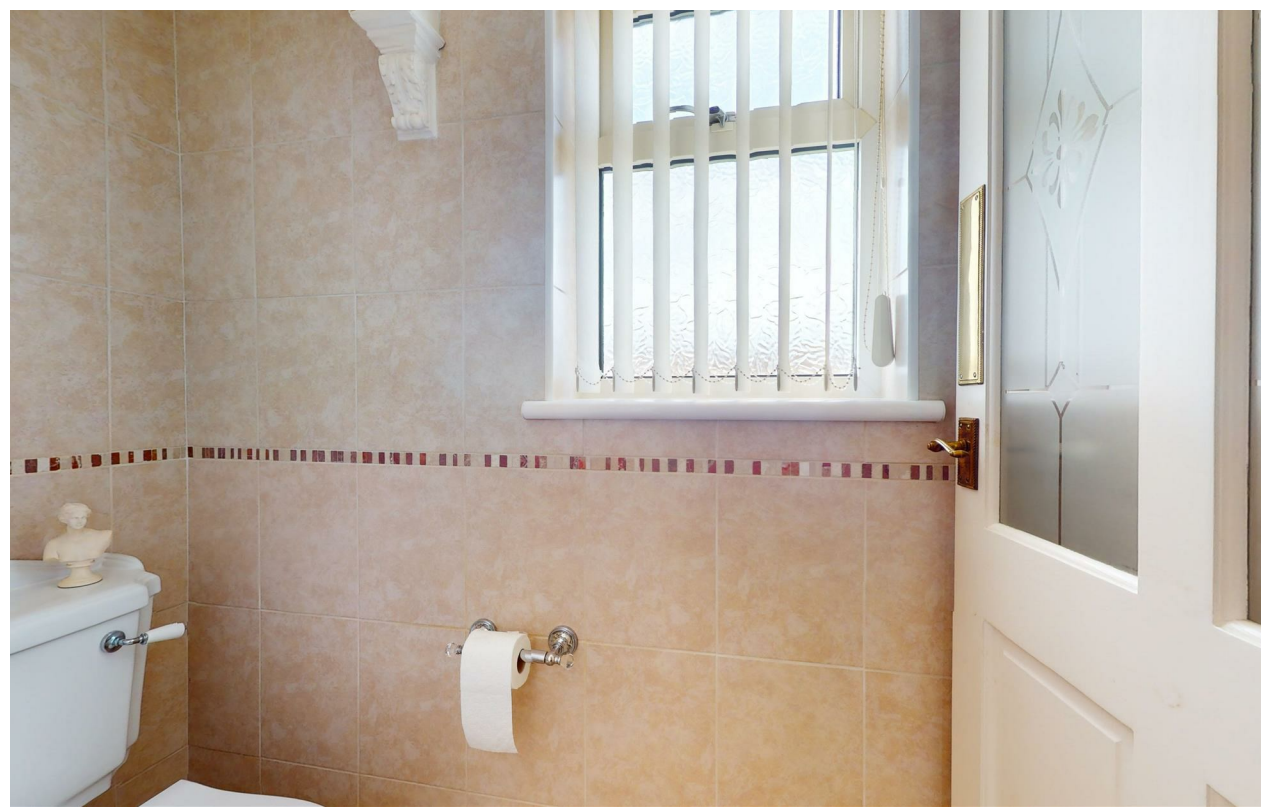






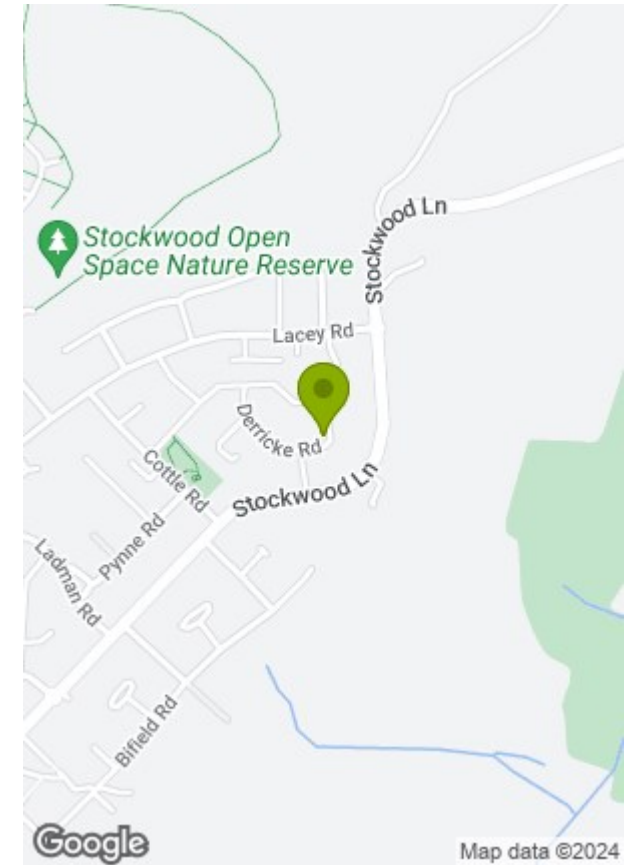








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	66	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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