



Dauids Road, Whitchurch

£525,000

- **Energy Rating - D**
- **Expansive Side Plot**
- **Driveway & Garage Providing Off-Street Parking**
- **Well Looked After**
- **Separate Dining Room**
- **Four Bedroom Detached**
- **Gorgeous Garden**
- **UPVC Double Glazed**
- **Gas Central Heating**
- **Sought After Location**

This beautifully maintained four-bedroom detached house, available with No Onward Chain, is located in the highly desirable area of David's Road in Whitchurch, close to local amenities and transport links to central Bristol.

The property features multiple access points, including rear and side entrances, enhancing both accessibility and functionality. Upon entering, an inviting entrance hall leads to a spacious lounge. The ground floor also includes a cloakroom and a well-appointed kitchen with a built-in oven and hob, as well as a separate dining room with French doors that open to the garden.

The first floor offers two spacious double bedrooms, one with built-in wardrobes, and two versatile single bedrooms ideal for use as office spaces. A family shower room completes this floor.

The generously sized south-facing garden, predominantly laid to lawn and featuring a charming patio area, provides ample opportunities to create a vibrant outdoor space. With convenient access to the garage, a driveway providing off-street parking, and potential to extend/develop (subject to planning permission) on the expansive side plot, the possibilities for enhancing both leisure and functionality are boundless.

The property also benefits from gas central heating, ensuring warmth throughout, and UPVC double glazing, promoting energy efficiency.

Lounge 18'4" x 12'0" (5.60 x 3.68)

Kitchen 9'8" x 7'3" (2.97 x 2.22)

Dining Room 10'7" x 9'8" (3.23 x 2.96)

Ground Floor Cloakroom 6'6" x 2'6" (2.00 x 0.77)

Bedroom One 12'1" x 9'8" (3.70 x 2.95)

Bedroom Two 9'9" x 9'8" (2.98 x 2.96)

Bedroom Three 9'10" x 8'3" (3.01 x 2.53)

Bedroom Four 11'11" x 8'4" (3.65 x 2.56)

Both at max

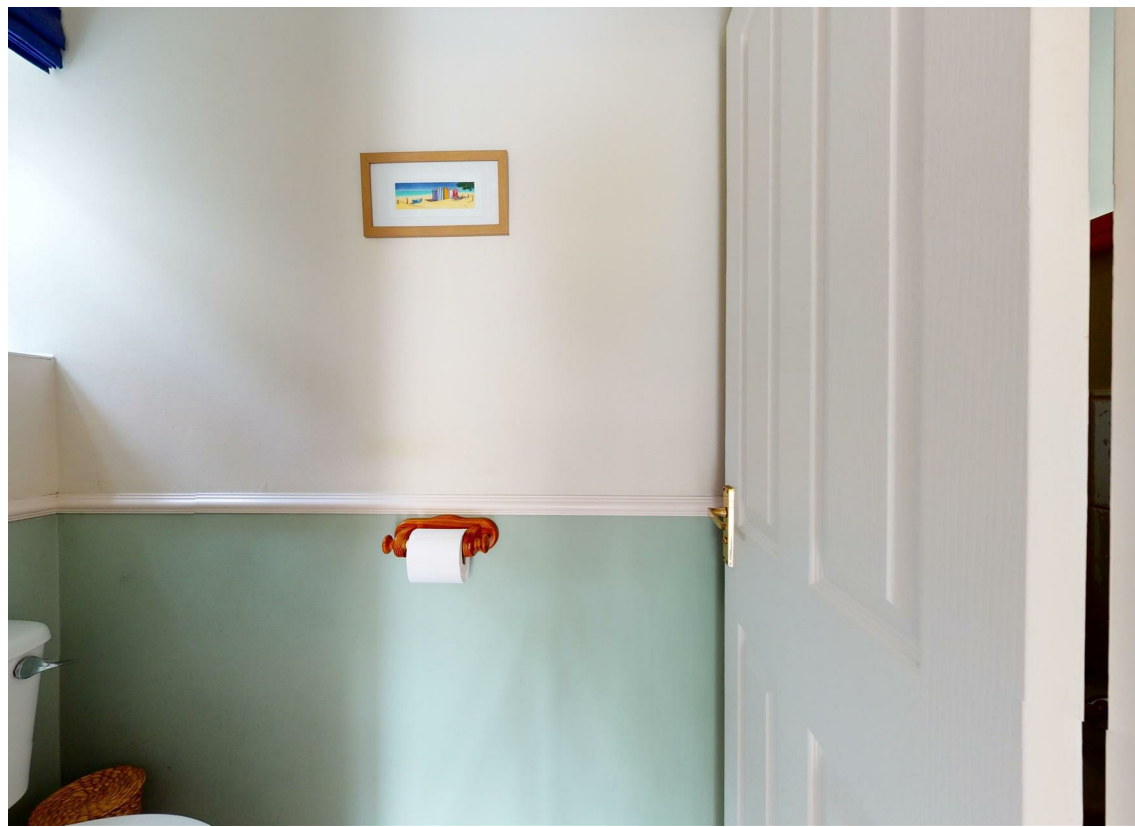
Bathroom 5'10" x 5'4" (1.79 x 1.65)

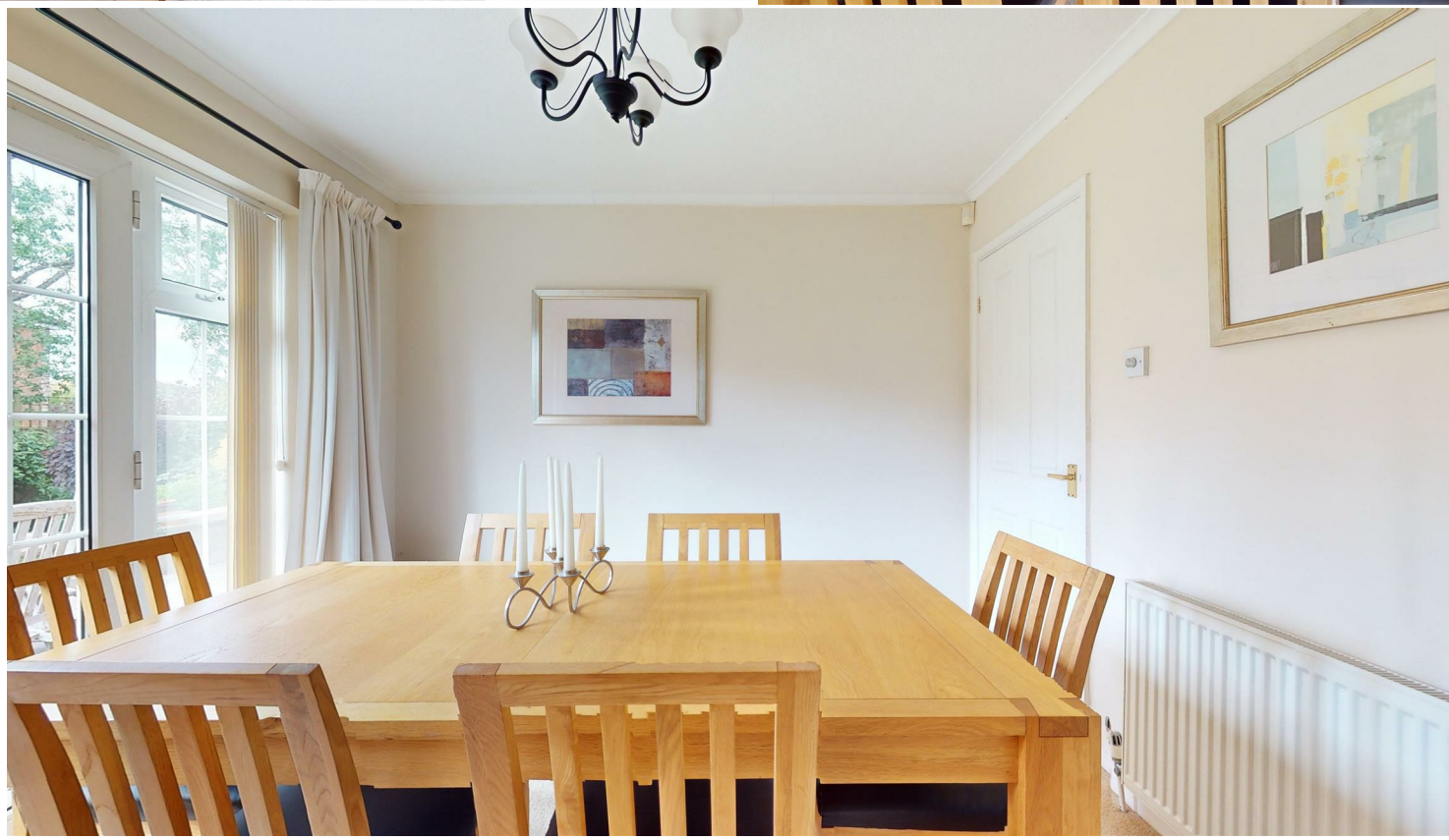
Tenure - Freehold

Council Tax Band - D

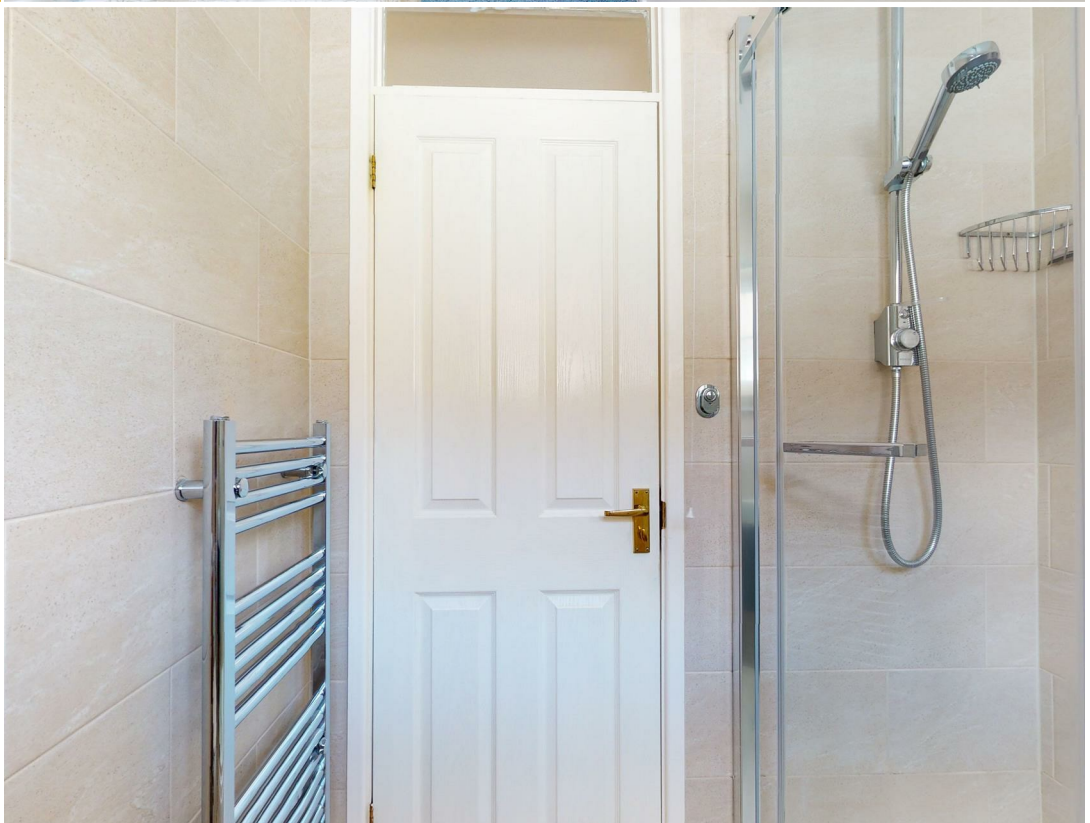




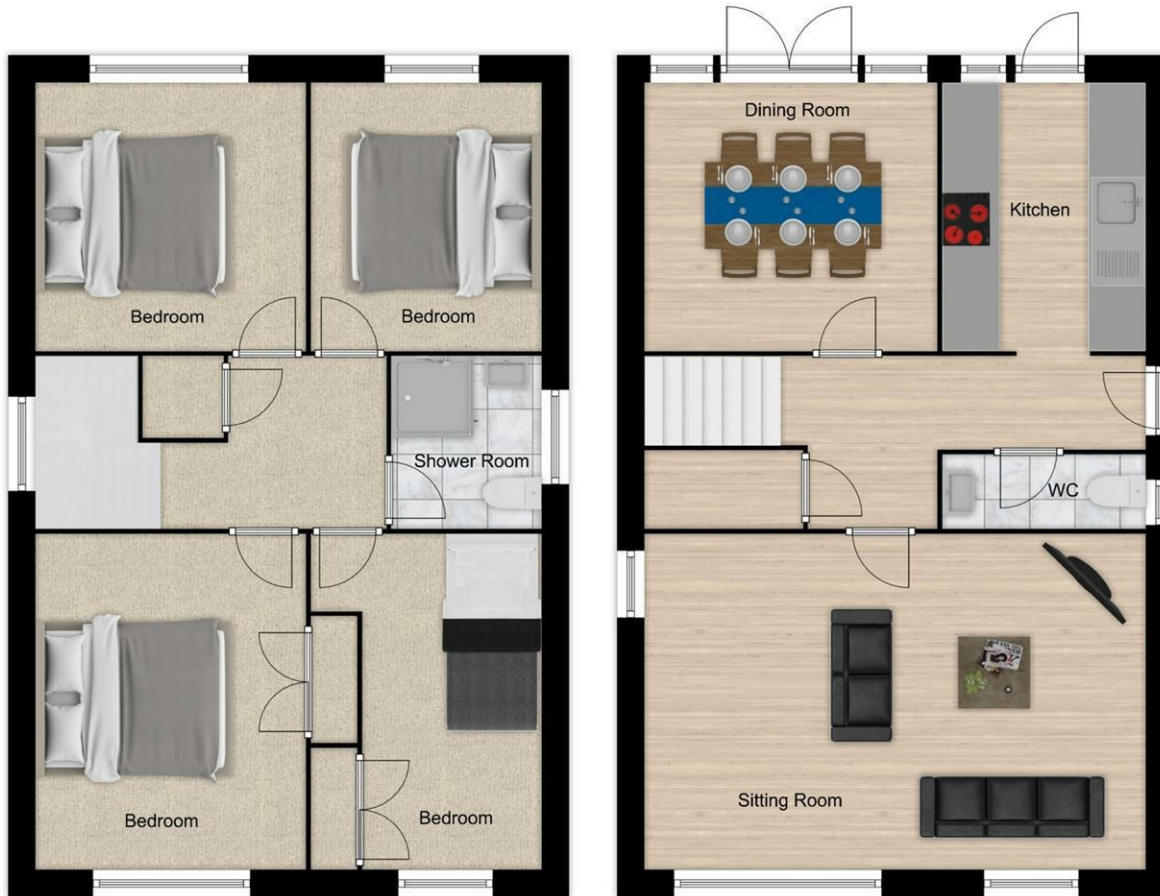




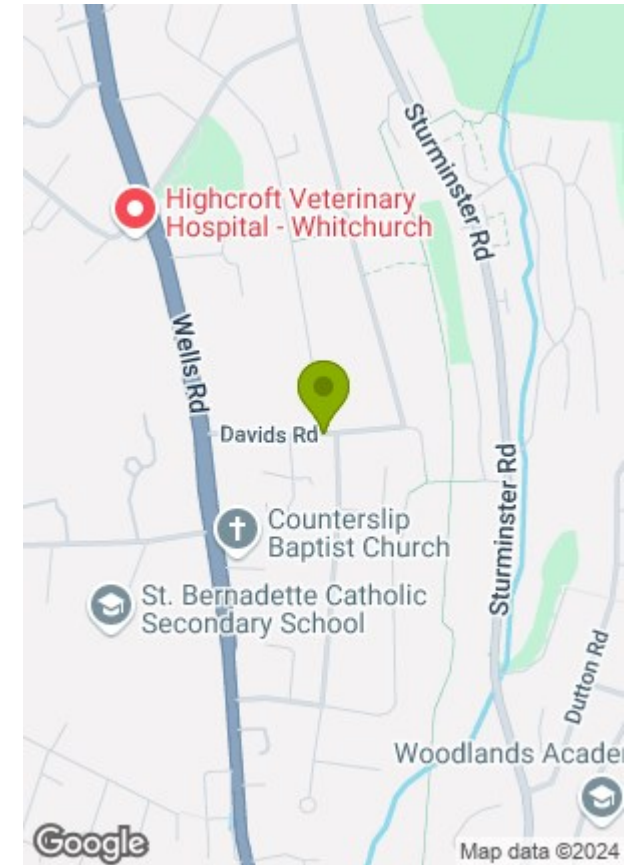








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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