



£675,000

8 Derby Road, St Andrews, Bristol, BS7 9AQ

2 The Promenade, Bristol, BS7 8AL

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## 8 Derby Road St Andrews, Bristol, BS7 9AQ

An extended four bedroom home on a tree lined road close to St Andrews Park.

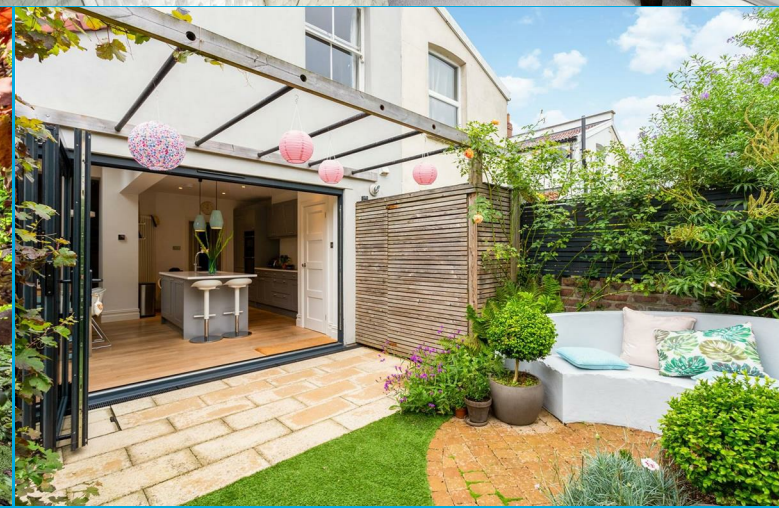
The accommodation comprises a living room with a bay with original sash windows, a log burner, ceiling coving, picture rail decorated in an atmospheric dark blue. The adjacent second reception room has an elegant period fireplace, ceiling rose, coving and a picture rail. An opening links the impressive kitchen extension which has lots of natural light with velux windows and bi-fold doors connecting the rear garden. The sociable layout is perfect for entertaining and family gatherings. The kitchen has sophisticated grey, shaker style units with a contrasting white, quartz work top, integrated appliances, a timber floor and a central island. A useful w/c is tucked in the space under the stairs.

On the first floor the front bedroom spans the full width of the property and has a bay window, pretty fireplace and a picture rail. The adjacent second bedroom has a feature fireplace and a picture rail. The third bedroom at the rear has a stripped wood floor and window facing the garden. The family bathroom is fitted with a modern white suite with complementary tiling. Stairs lead up to the second floor to tasteful master bedroom with velux windows and an en-suite shower room and w/c.

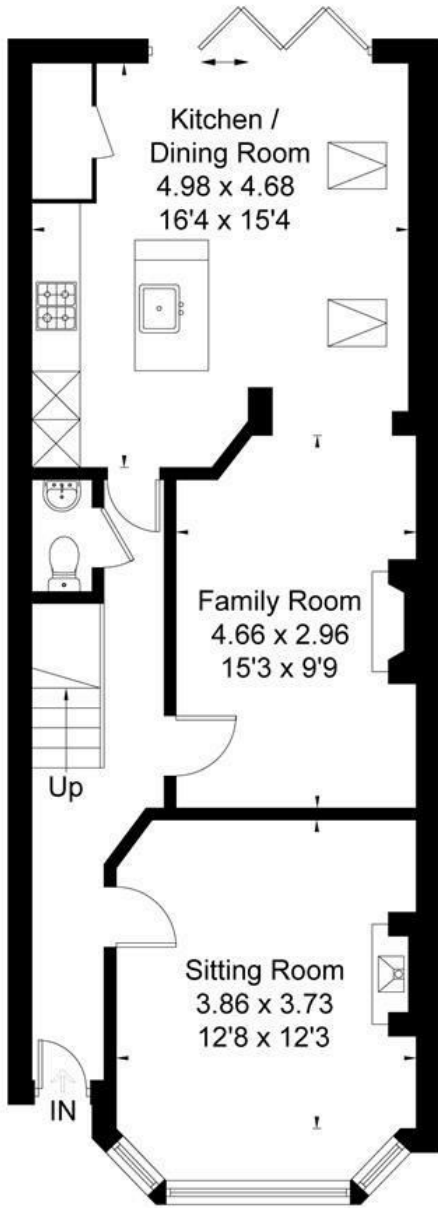
The garden is seamlessly connected from the house and is smartly landscaped with a patio seating area, lawn and circular corner seat surrounded by a wall of greenery. This lovely home is in easy reach of Sefton Park primary school, St Andrews Park and all the amenities on Gloucester Road.



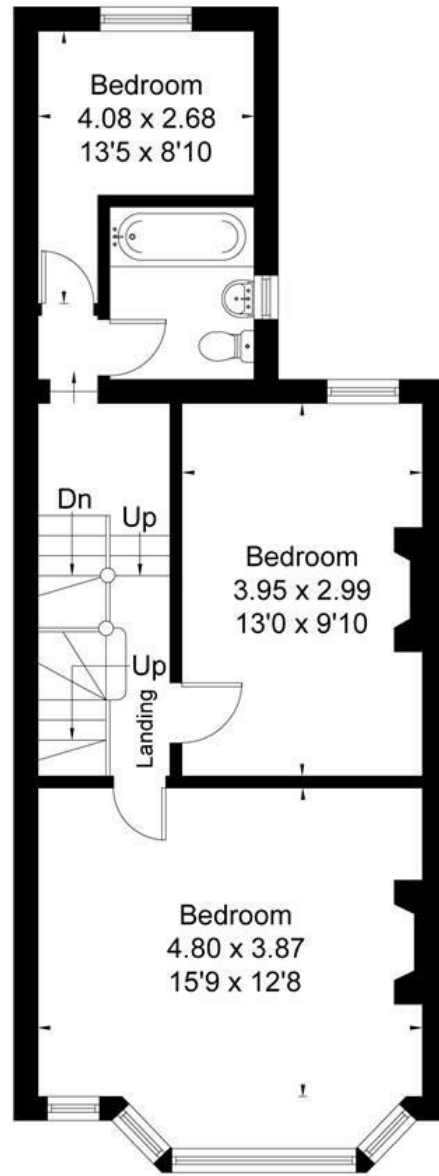




Approximate Area = 150.6 sq m / 1621 sq ft  
Including Limited Use Area (4.4 sq m / 47 sq ft)

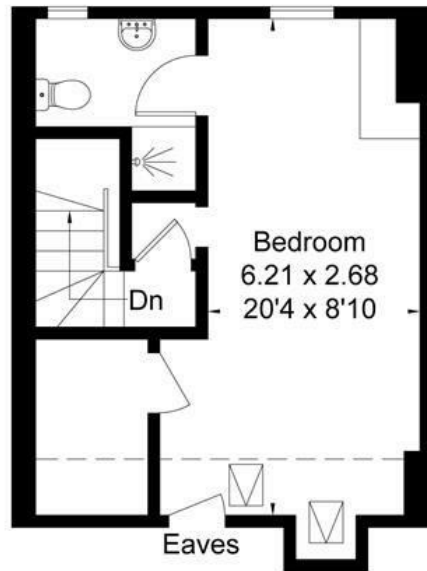


Ground Floor



First Floor

[Dashed box] = Reduced head height below 1.5m



Second Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 259980

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			79
(69-80) C		66	
(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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