



£715,000

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

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

A classic Victorian terraced home with a stone frontage and pretty scalloped fascia boards. The private front garden offers space to neatly store bins, screened by mature planting along the boundary wall. A paved path leads to the porch, where original tiled flooring and a cheerful yellow front door with stained-glass detailing above provide a welcoming first impression.

Inside, the entrance hallway provides access to the living/dining room, kitchen, and a useful built-in understairs cupboard.

The living and dining rooms have been opened up by the current owners to create a beautiful open-plan space. A sash bay window at the front of the home, as well as a large window overlooking the garden, allow natural light to fill the room throughout the day. As evening draws in, dark inky-toned walls and a log-burning stove create a cosy, inviting atmosphere. Herringbone Amtico flooring and a pink feature wall give a stylish finish, while built-in alcove shelving and cabinetry offer practical storage options.

At the rear of the home is the kitchen/breakfast room, fitted with modern grey cabinetry contrasted by white worktops and sleek integrated appliances. A clever pass-through cut-out connects the kitchen to the dining area, maintaining a sense of flow. At the end of the kitchen, there is space for a dining table, while bi-fold doors offer seamless access to the garden.

The garden has been divided into two distinct areas; an astro-turfed lawn for easy maintenance and a raised decking area to the rear, complete with built-in seating creating an ideal spot for entertaining or morning coffee.

Moving upstairs, the primary bedroom is spacious,



featuring both a sash bay window and an additional sash window, fitted with frosted panels for privacy while allowing plenty of natural light. Built-in wardrobes within the alcoves flank an exposed fireplace, and there is ample space for further storage furniture.

The second bedroom is also well-sized, with a sash window overlooking the garden. Soft cream carpets and neutral walls create a calm, airy feel. Adjacent is a smaller bedroom currently used as a nursery but equally suited to a home office. Completing this floor is the family bathroom, updated by the current owners to feature a walk-in shower, freestanding bath and sink cabinet. The room is finished with stylish dark green wall tiles that contrast beautifully with the crisp white walls and the luxury of underfloor heating beneath porcelain floor tiles.

Continuing up to the second floor, the loft has been converted to create two additional bedrooms and a bathroom. The first bedroom spans the full width of the home and is bathed in light from Velux windows above. It also benefits from built-in and eaves storage. The final bedroom is currently arranged as an office but is easily large enough to serve as a guest bedroom. The bathroom on this floor comprises a corner shower, basin and toilet, finished with neutral tiling for a clean, modern look.

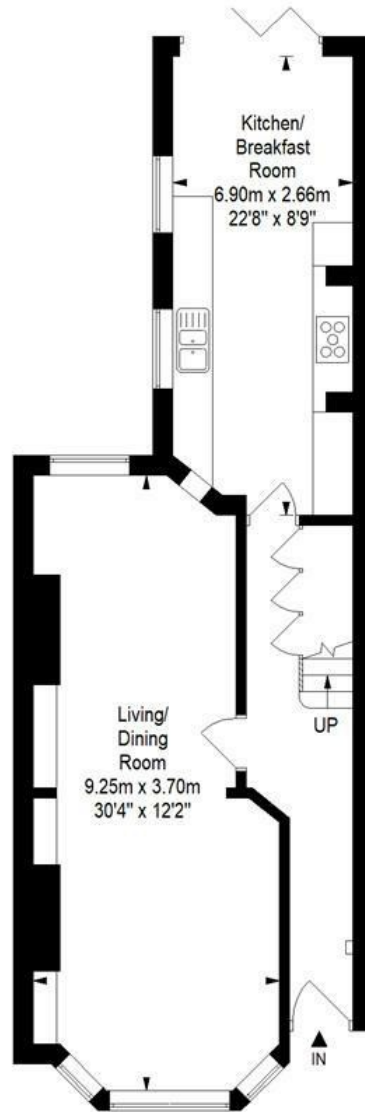
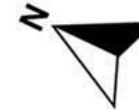
Perfectly positioned just moments from the green space and playgrounds of St Andrews Park, and within easy reach of well-regarded schools, 15 Derby Road makes an excellent family home. The vibrant cafes, restaurants and independent shops of Gloucester Road are nearby, along with convenient links to the City Centre.



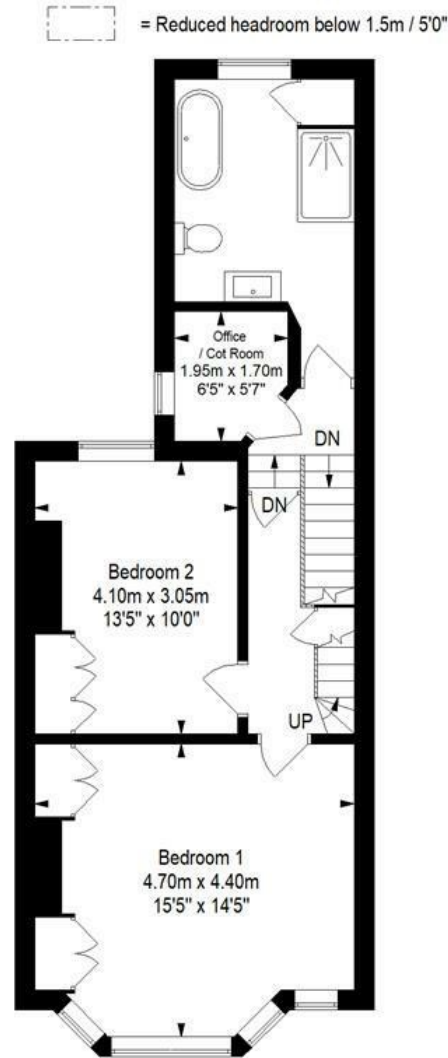


# Derby Road, Bishopston, Bristol, BS7 9AQ

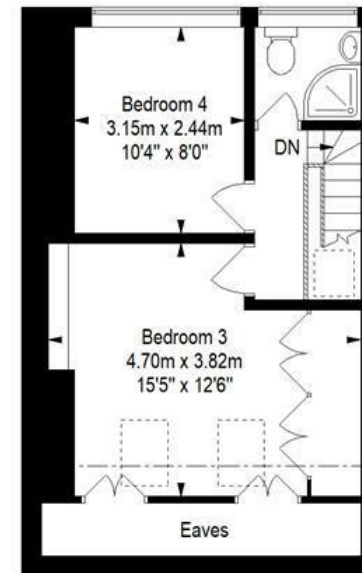
Approximate Gross Internal Area = 145.1 sq m/ 1561.9 sq ft  
(Excludes Reduced Headroom Area/ Eaves)  
Reduced Headroom Area/ Eaves = 6.3 sq m/ 67.8 sq ft  
Total Area = 151.4 sq m/ 1629.7 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan has been drawn using RICS guidelines (GIA)  
Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print

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



**elephant** 

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