

72 CADBURY HEATH ROAD
BARRS COURT
BRISTOL
BS30 8BY

£385,000



GREGORYS
— ESTATE AGENTS —

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM SEMI-DETACHED HOME OCCUPIES A SOUGHT-AFTER RESIDENTIAL POSITION AND HAS BEEN FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT.

Arranged over three spacious floors, the property offers versatile and well-proportioned accommodation ideally suited to modern family living. Complementing the generous internal space are a range of practical features including off-street parking, a single garage, and the rare addition of two generous rear garden areas.

The home makes an immediate impression with its attractive façade and welcoming front courtyard garden. Inside, an entrance porch with feature oak double doors opens into the hallway. To the front of the property is a comfortable living room, centred around an attractive Bath stone fireplace, creating a warm and inviting space to relax.

To the rear sits the impressive open-plan kitchen dining room – undoubtedly the heart of the home. Designed with both everyday living and entertaining in mind, this stylish space features a central island, bespoke oak cabinetry, stone worktops, flagstone flooring, and French doors opening directly onto the landscaped courtyard garden.

The first floor offers three bedrooms, including two generous doubles, while the fourth bedroom is currently arranged as a home office, providing excellent flexibility for buyers. A contemporary family bathroom, finished with a neutral white suite and fitted vanity unit, completes this floor.

Occupying the entire second floor is the superb principal bedroom, a spacious and private retreat with impressive proportions that completes the internal accommodation.

Externally, the property continues to impress. Immediately to the rear of the kitchen is a beautifully landscaped courtyard garden, finished with premium Indian sandstone paving and well-stocked planted borders, creating an ideal space for outdoor dining and entertaining.

Beyond the double driveway lies a wonderful hidden garden – a generous lawned area framed by established flower beds and enjoying an excellent degree of privacy. This unique feature is rarely found and provides an ideal space for families & gardening enthusiasts

To the rear of the property there is off-street parking for two vehicles, together with a single garage offering useful storage or additional parking if required.

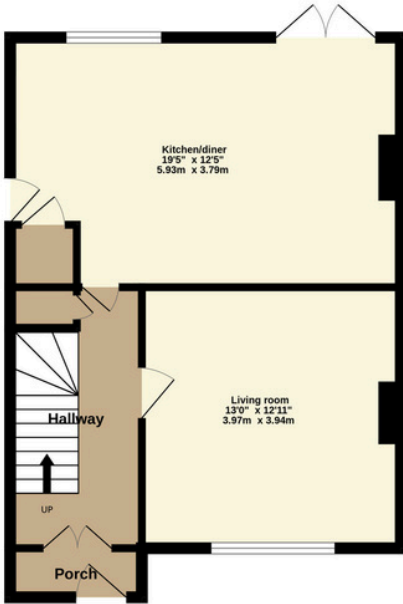
A truly turnkey family home combining stylish interiors with generous outside space and excellent local amenities close by. Early viewing is highly recommended.



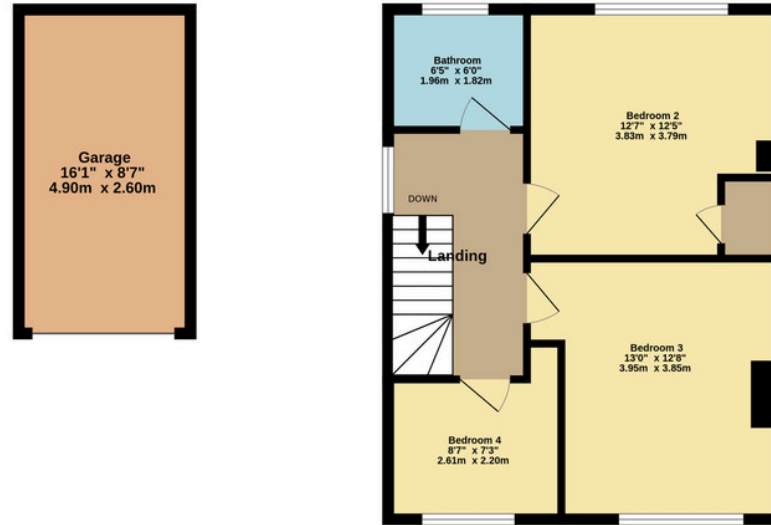




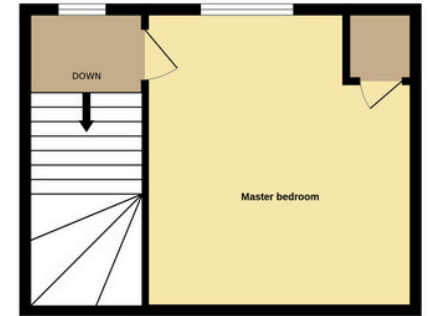
Ground Floor
640 sq.ft. (59.5 sq.m.) approx.



1st Floor
488 sq.ft. (45.3 sq.m.) approx.



2nd Floor
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy performance certificate (EPC)		
72 Calbury Heath Road BRISTOL BS30 8BY	Energy rating D	Valid until: 31 May 2032
Certificate number: 0350-2089-5150-2872-8676		
Property type	Semi-detached house	
Total floor area	114 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

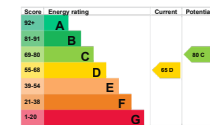
You can read [guidance for landlords on the regulations and exemptions](#)

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord>

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60



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