GREENWOODS
property centre

SALES
LETTINGS
COMMERCIAL

**Davids Road, Whitchurch**

**Guide Price £675,000**

- **** GUIDE PRICE £675,000 - £700,000 ****
- **Substantially Extended**
- **Lounge & Additional Reception Room**
- **Garden Bar / Games Room With WC**
- **Beautifully Presented**
- **Four Bedrooms Plus Loft Room With En-Suite**
- **Open Plan Kitchen / Dining / Living Space**
- **Off Street Parking**
- **Energy Rating - C**
- **NO ONWARD CHAIN**

** GUIDE PRICE £675,000 - £700,000 ** **NO ONWARD CHAIN**
Occupying an enviable corner plot in the sought-after location of Davids Road, Whitchurch, this extensively extended and immaculately presented four-bedroom home offers outstanding space, versatility, and quality throughout - ideal for growing families or those looking to upsize.

Step inside to find a generous and inviting layout, beginning with a formal lounge and a second reception room - perfect for use as a playroom, snug, or home cinema. The heart of the home is the stunning open-plan kitchen, dining, and family area, beautifully designed to suit modern lifestyles, with direct access to the rear garden via twin set of bifold doors. A ground floor cloakroom, dedicated utility space, and handy storage room further enhance everyday practicality.

Upstairs, the accommodation is equally impressive. The master bedroom benefits from its own ensuite, while three further double bedrooms offer comfort and flexibility for family or guests. The family bathroom is finished to a high standard, and a superb loft room adds a further layer of space - complete with an ensuite shower room and walk-in wardrobe, ideal as a luxurious guest suite, teenage retreat, or stylish home office. There is also a fully boarded and windowed second loft space, which can be easily converted into another usable room.

Outside, the rear garden is both generous and private - perfect for children, pets, and outdoor entertaining. A purpose-built garden room currently used as a bar/home office includes a convenient WC, making it an ideal year-round social or work space.

Blending size, style, and versatility in a prime residential setting, this exceptional family home is ready to move into and enjoy.

Living Room 14'10 into bay x 12'11 (4.52m into bay x 3.94m)

Second Reception Room 12'7 x 10'3 (3.84m x 3.12m)

Open Plan Kitchen / Dining / Living Room 36'5" max x 31'0" max (11.12 max x 9.46 max)

Utility 9'8" x 6'2" (2.95 x 1.88)

Ground Floor Cloakroom

Bedroom One 22'7" max x 10'4" max (6.89 max x 3.15 max)

En-Suite

Bedroom Two 15'1" into bay x 11'10" (4.60 into bay x 3.62)

Bedroom Three 12'5" x 11'10" (3.80 x 3.62)

Bedroom Four 8'11" x 7'10" (2.72 x 2.41)

Bathroom

Loft Room 13'2" x 10'7" (4.02 x 3.25)

En-Suite Two

Garden Bar / Games Room 19'6" x 19'1" (5.96 x 5.83)

Tenure Status - Freehold

Council Tax - Band D

HARRY

PRADA
VENCHY
NDI
HANEL
UIS VUITTON
ERMES

The Barge
Liquor up Front
Poker in the Rear

The Barge
Liquor up Front
Poker in the Rear
WARNING
AREA 51

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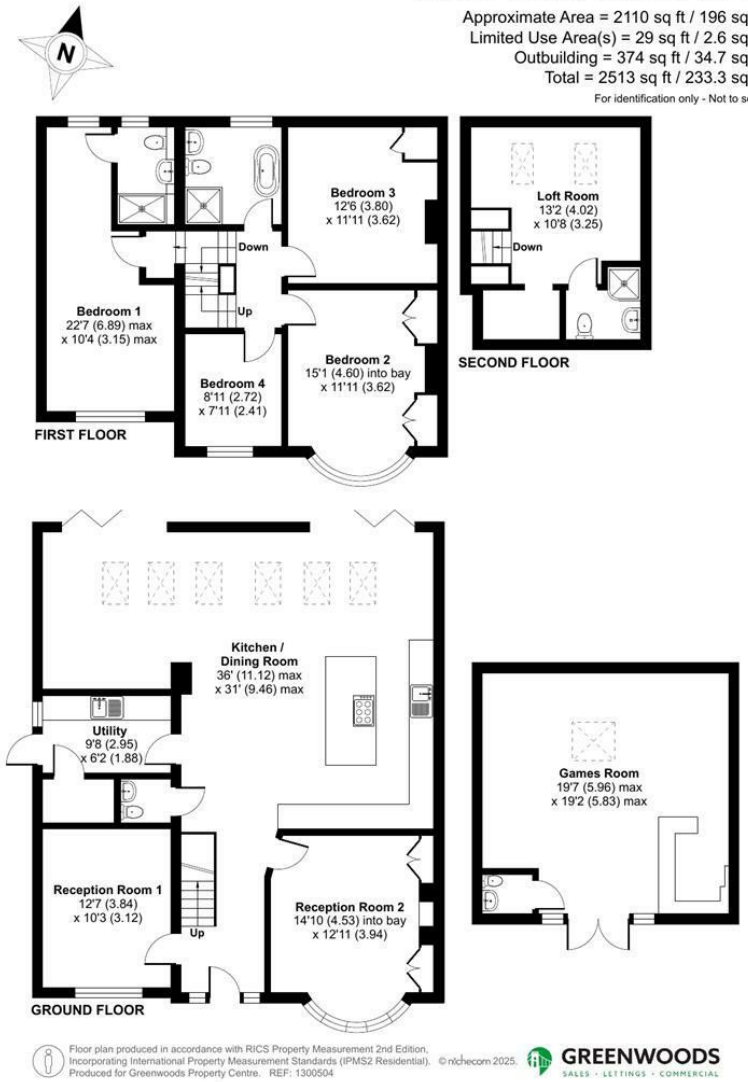
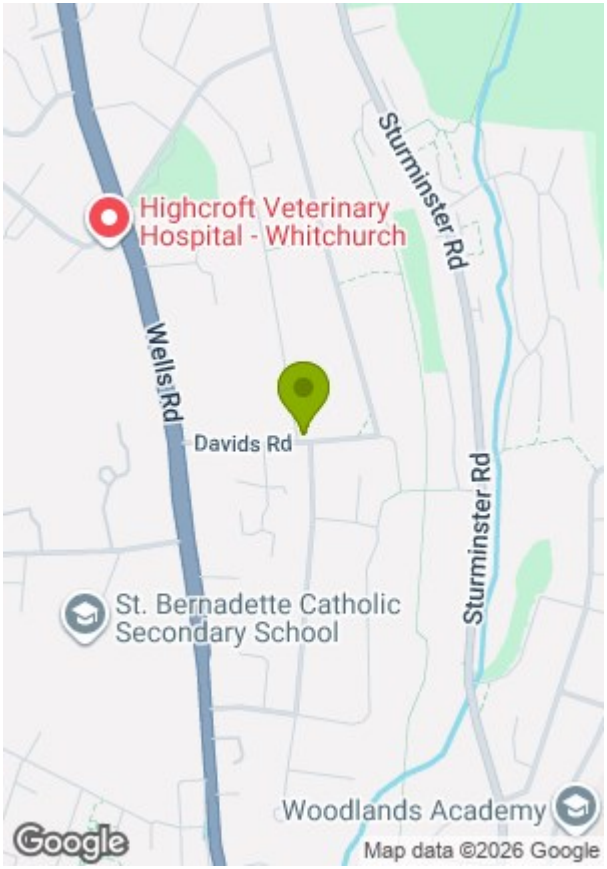
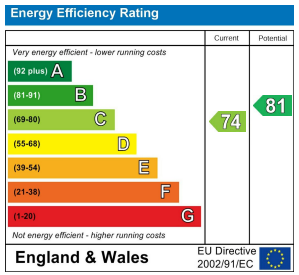
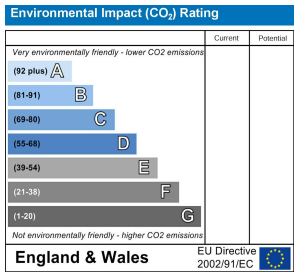
# Davids Road, Bristol, BS14

Approximate Area = 2110 sq ft / 196 sq m
Limited Use Area(s) = 29 sq ft / 2.6 sq m
Outbuilding = 374 sq ft / 34.7 sq m
Total = 2513 sq ft / 233.3 sq m
For identification only - Not to scale

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