



G
GREGORYS
Estate Agents
FOR SALE
0117 954 8888

**7 DOBUNNI CLOSE
WHITCHURCH
BRISTOL
BS14 0FG**

£495,000



G R E G O R Y S

Positioned on an enviable corner plot within the popular White Church Court development, can be found this premium four bedroom detached home, offered to the market with vendor suited.

Constructed by Messrs Barratt Homes circa 2018, this attractive home enjoys a desirable position on the development, benefitting from a privacy to the rear, and an attractive open green aspect to the front. The property makes an excellent first impression, boasting an attractive stone facade set against a backdrop of rural countryside.

Internally, the home continues to impress, tastefully styled throughout with noticeable upgraded finishes, as well as aesthetic decor in each & every room. The property welcomes with an inviting entrance hall, which leads to a comfortable lounge to the front, whilst to the rear sits a full width kitchen diner with 'French' doors opening up onto the sublime rear garden. A practical cloakroom WC completes the ground floor arrangement.

To the first floor, four bedrooms can be found, two of which are comfortable double rooms, with the primary bedroom benefiting from a en-suite bathroom finished with a rainfall shower. The two remaining bedrooms present as versatile rooms, currently used as a home office & dressing room, however could also be used as well-proportioned single rooms. Finally, a three piece family bathroom completes the internal offering.

Externally, the rear garden leaves quite the impression. Chic, contemporary & sophisticated are all words that come to mind, and one can easily picture themselves enjoying a summer tippie around the firepit, or hosting summer BBQ's for family and friends. Finished with tasteful porcelain paving, feature lighting & established raised planters, this impressive area certainly adds a level of luxury to the home. Not all style without substance though, this complete offering also benefits from driveway parking for multiple cars & additional single garage.

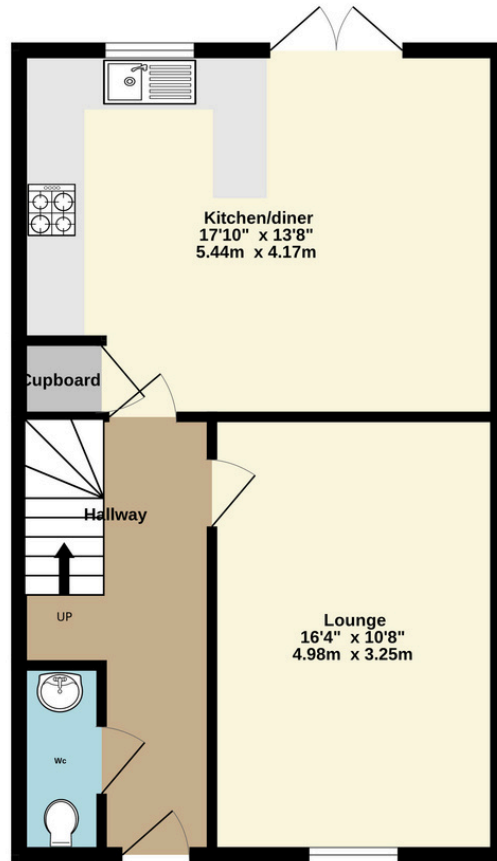
A premium detached home, which is simply a must view.



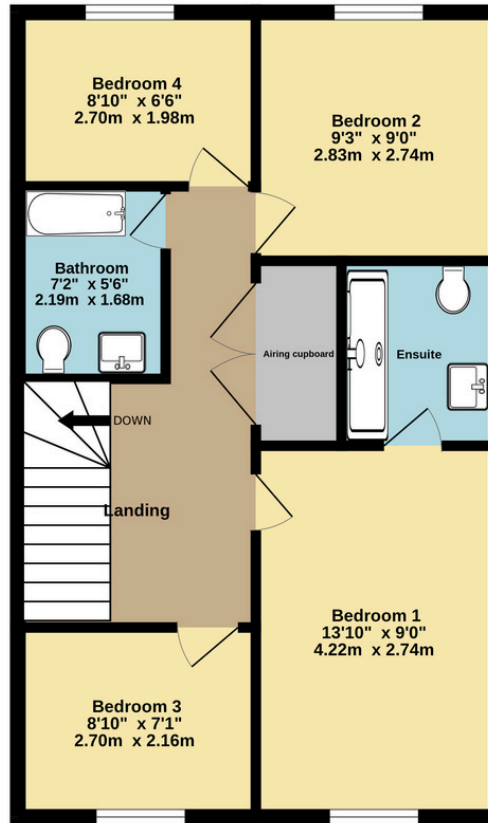




Ground Floor
536 sq.ft. (49.8 sq.m.) approx.



1st Floor
536 sq.ft. (49.8 sq.m.) approx.



Four Bedroom Detached Property

TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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)

7, Dobunni Close Whitchurch BRISTOL BS14 0FG	Energy rating B	Valid until:	26 March 2028
		Certificate number:	2338-0050-7387-5878-1944

Property type	Detached house
Total floor area	96 square metres

Rules on letting this property

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

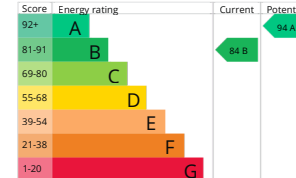
You can read [guidance for landlords on the regulations and exemptions](#).

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

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[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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