



Derham Road, Bristol BS13 7SA

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Located perfectly on Derham Road in Bristol, this splendid end-terrace house offers a perfect blend of modern living and comfort. Renovated to an exceptional standard, this property boasts four spacious bedrooms, making it an ideal family home.

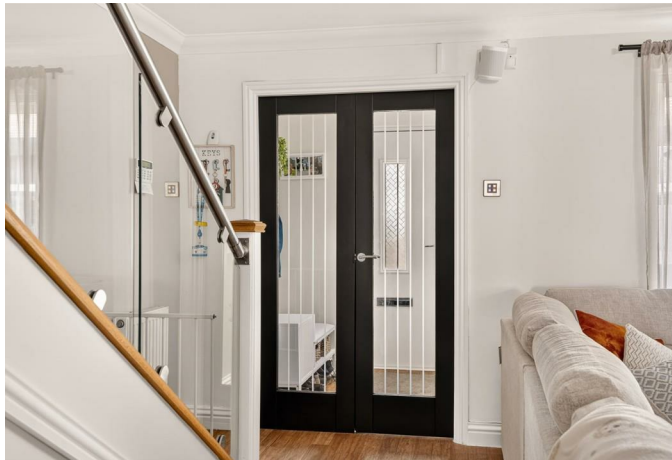
As you enter, you are welcomed into a generous reception room that sets the tone for the rest of the house. The heart of the home is undoubtedly the large kitchen diner, which provides ample space for family gatherings and entertaining guests. This area is designed with both functionality and style in mind, ensuring that cooking and dining experiences are enjoyable.

The master bedroom is a true retreat, featuring an en suite bathroom and a walk-in wardrobe, providing both privacy and convenience. The additional three bedrooms are well-proportioned, offering flexibility for family needs or guest accommodation.

For those who enjoy leisure activities, the property includes a games room, perfect for family fun or a quiet evening in. A utility room adds practicality to the home, making laundry and storage effortless.

With two modern bathrooms, this home caters to the needs of a busy household, ensuring that everyone has their own space.

This property on Derham Road is not just a house; it is a place where memories can be made. With its thoughtful renovations and desirable features, it presents an excellent opportunity for those seeking a stylish and comfortable living space in Bristol.

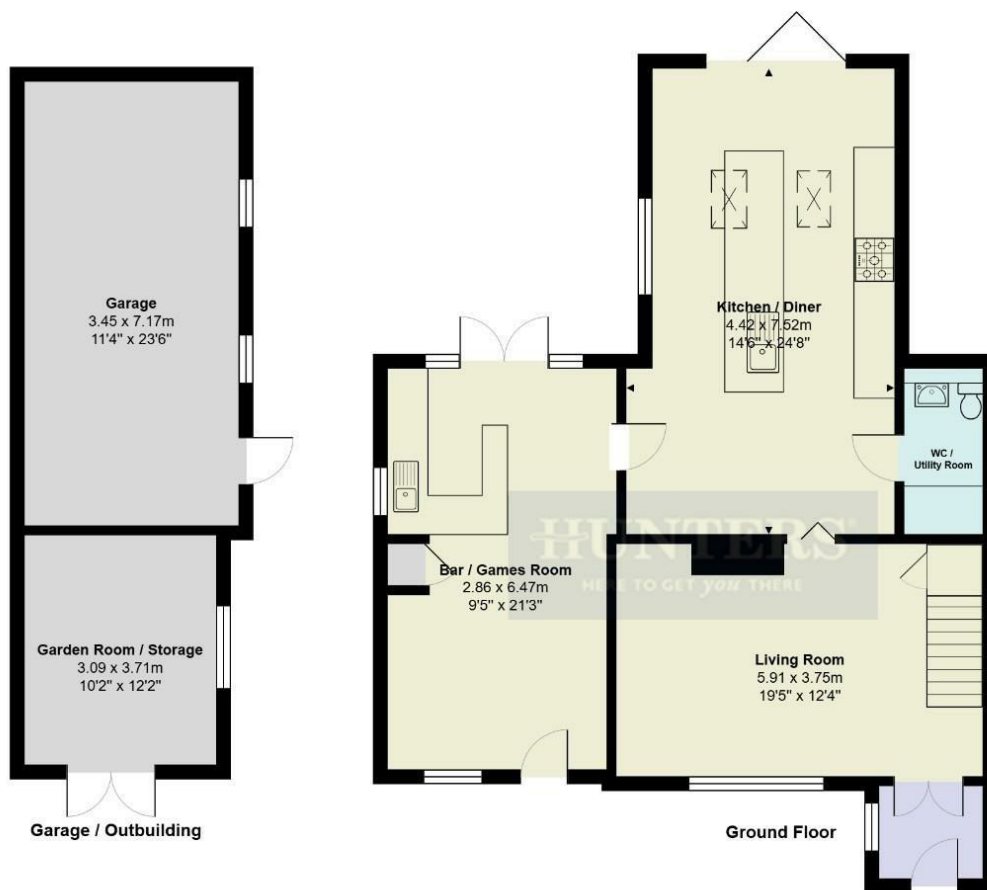








These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Derham Road, Bishopsworth, Bristol, BS13 7SA

Approximate Gross Internal Area (excluding garage) 149.2 sq m / 1606 sq ft

Total Area 185.9 sq m / 2001 sq ft



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bishopsworth -
0117 244 4441 <https://www.hunters.com>

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