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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(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		

## Eastnor Road, Bristol, BS14

Approximate Area = 1490 sq ft / 138.4 sq m  
 Limited Use Area(s) = 69 sq ft / 6.4 sq m  
 Garage = 113 sq ft / 10.4 sq m  
 Total = 1672 sq ft / 155.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1448139



33 Eastnor Road, Whitchurch, Bristol, BS14 0JD



£450,000

An extended four bedroom semi detached home providing a sociable and spacious layout, ideal for families.

- Semi detached
- Lounge
- Kitchen/Diner
- Utility room
- Four bedrooms
- En suite
- Family bathroom
- Rear garden
- Garage
- Driveway



# 33 Eastnor Road, Whitchurch, Bristol, BS14 0JD

This attractive semi detached four bedroom house has been thoughtfully extended to create a spacious home ideal for families.

The ground floor opens with a welcoming entrance hallway, leading through to a generous lounge with glazed double doors opening into a bright and sociable kitchen/dining area. The kitchen enjoys direct access to the rear garden, while a well proportioned utility room provides additional practicality and completes the ground floor accommodation. Upstairs, the first floor offers three well sized double bedrooms, including a principal bedroom with the benefit of an en-suite shower room. The remaining bedrooms are served by a family bathroom and a further bedroom occupies the top floor.

Externally, the property boasts a block paved driveway to the front, providing off road parking and access to the garage while the rear garden is predominantly laid to lawn, complemented by a timber storage shed.

Additional features include an energy efficient air source heat pump and an electric vehicle charging point.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 2.5m x 1.7m (8'2" x 5'6" )

Door leading to living room and staircase to first floor. Spotlights, radiator and power points.

#### LOUNGE 6.9m x 4.3m (22'7" x 14'1" )

to maximum points. Double glazed window to front aspect, glazed wooden double doors to dining area and a wooden door to kitchen area. Fireplace feature with fitted alcove storage, radiators and power points.

#### KITCHEN/DINER 7.3m x 5.7m (23'11" x 18'8" )

to maximum points. Double glazed window, door and French doors to rear garden and velux windows in roofline. Door to utility room and to understairs storage cupboard. Matching wooden wall and base units with work surfaces over, integrated oven and hob with extractor hood over, space and plumbing for dishwasher and spaces for other white goods. One and a quarter sink with electric waste disposal unit and mixer tap over, tiled splashbacks to surface areas, radiators and power points.

#### UTILITY ROOM 2.8m x 2.1m (9'2" x 6'10" )

Double glazed window to side aspect and door to garage. Wooden base units with work surfaces over and tiled splashbacks, space and plumbing for washing machine and a basin and drainer with mixer tap over. Sensor lighting, extractor fan radiator and power points.

### FIRST FLOOR

#### LANDING

Doors to first floor rooms and staircase to second floor. Alcove shelving with spotlights, power points.

#### BEDROOM ONE 5.3m x 3.5m (17'4" x 11'5" )

to maximum points. Double glazed windows to front aspect, door to ensuite and understairs storage cupboard. Fitted wardrobes and dressing table, radiators and power points.

#### EN SUITE 2m x 1.7m (6'6" x 5'6" )

Double glazed obscured window to front aspect, walk in shower cubicle with thermostatic mixer shower, fitted storage cupboard with basin and mixer tap over with wall mounted mirror and light above. Low level WC, tiled walls to wet areas, extractor fan and a heated towel rail.

#### BEDROOM TWO 3.3m x 2.8m (10'9" x 9'2" )

Double glazed window to rear aspect, radiator and power points.

#### BEDROOM THREE 4.4m x 2.3m (14'5" x 7'6" )

Double glazed window to rear aspect, radiator and power points.

#### BATHROOM 2.4m x 1.8m (7'10" x 5'10" )

Double glazed obscured window to rear aspect, panelled bath with

electric shower over and a corner fitted cupboard with basin and mixer tap over with wall mounted mirrors and lights above. Corner WC, tiled walls to wet areas, spotlights, extractor fan, heated towel rail and shaving power points.

### SECOND FLOOR

#### LANDING

Velux window in roofline, door to walk in attic space with power and light and door to bedroom four.

#### BEDROOM FOUR 4.3m x 3.7m (14'1" x 12'1" )

Double glazed velux windows to both front and rear aspects, storage in eaves, spotlights and power points.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly block paved driveway providing parking for ample vehicles assessed via dropped kerb, EV charging point and gated side access to rear garden.

#### REAR GARDEN

Mainly laid to level lawn with well established evergreen shrubbery and fences to boundaries, timber storage shed (measuring approximately 4m x 2m) with power and lights.

#### GARAGE 4.6m x 2.3m (15'1" x 7'6" )

Electric roller garage door to front and a pedestrian door to utility. Sensor lighting, power points and air source pump hot water tank.

#### TENURE

This property is freehold

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

#### ADDITIONAL INFORMATION

Property benefits from air source heat pump.

Local authority: City of Bristol.

Services: All services connected except gas.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside O2, EE and Vodafone - all likely available (Source - Ofcom).

