



**Davids Road, Bristol**  
 , BS14 9JJ

**£475,000**



# Davids Road, Bristol

## DESCRIPTION

Presenting this beautiful four-bedroom detached home, now available for sale and ideally positioned on Davids Road in a sought-after location. This property offers a seamless blend of contemporary living spaces and practical features, perfectly suited for families.

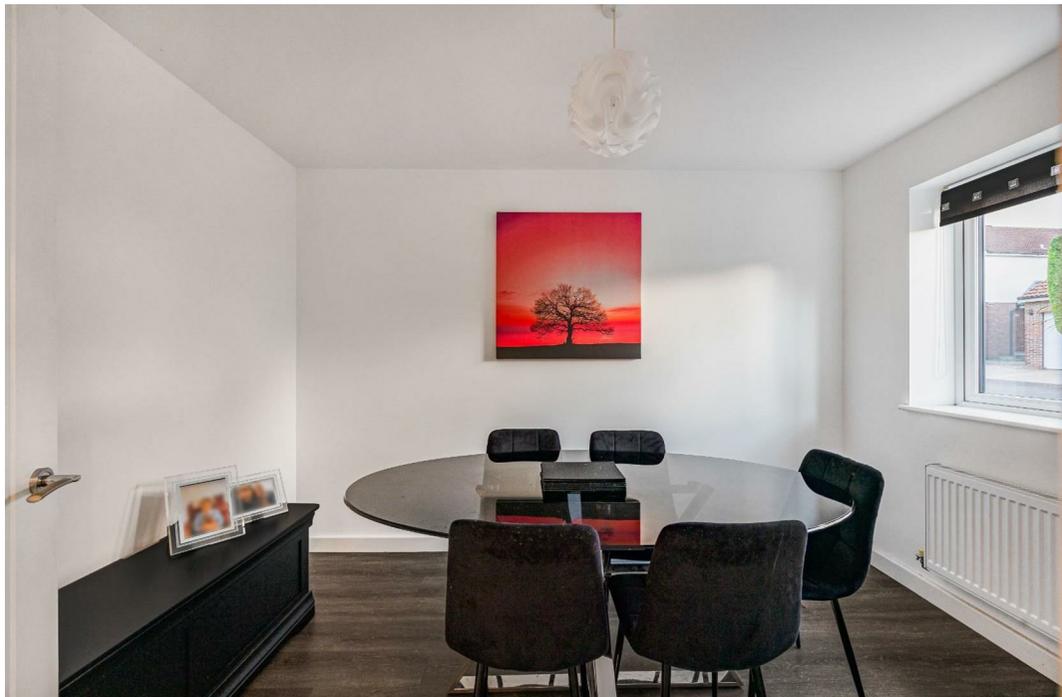
Upon entering, you are greeted by two well-proportioned reception rooms. The light and airy lounge boasts garden views and direct access to the private, enclosed garden via bifold doors, creating a seamless indoor-outdoor transition. The separate dining room provides an ideal space for entertaining or family meals. The modern kitchen, situated to the front of the property, is enhanced by natural light, offering a bright and functional environment for culinary pursuits.

Accommodation includes four bedrooms. The principal bedroom is a spacious double with a modern en-suite shower room, ensuring privacy and comfort. The second bedroom is a large double, while the third bedroom is a well-sized single. The fourth bedroom, conveniently located on the ground floor, provides versatile use for guests or home office space.

There is a stylish family bathroom with both bath and shower facilities, as well as a handy ground-floor WC. Practicality is further increased with a dedicated laundry room and utility room.

Additional features include off-street parking, a low-maintenance garden, and the advantage of no onward chain. The location offers excellent access to public transport links, nearby schools, and local amenities. Call the office today to arrange a viewing appointment!





**Approximate Gross Internal Area 1514 sq ft - 140 sq m**

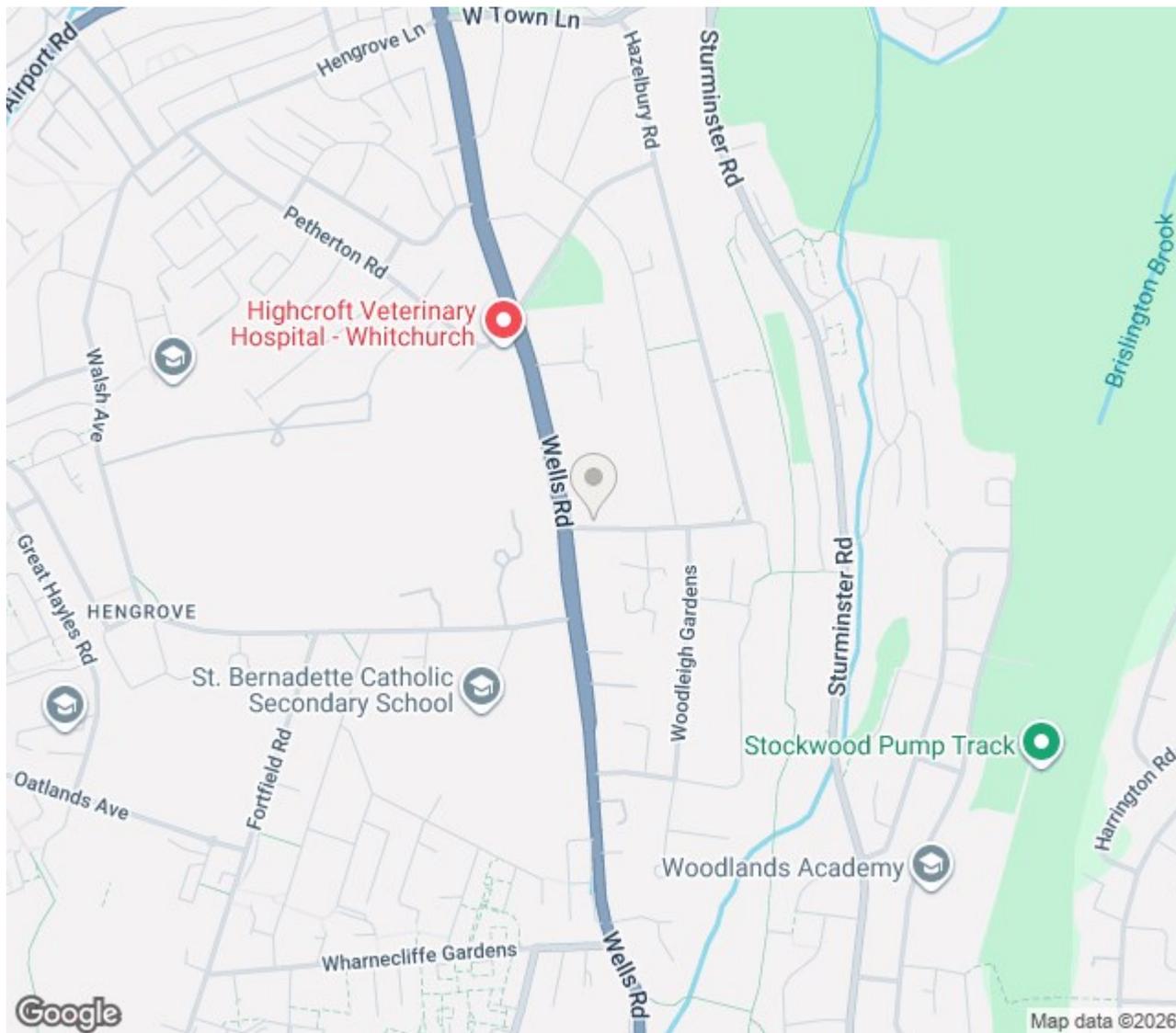
Ground Floor Area 888 sq ft – 82 sq m

First Floor Area 626 sq ft – 58 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





## ENERGY PERFORMANCE CERTIFICATE

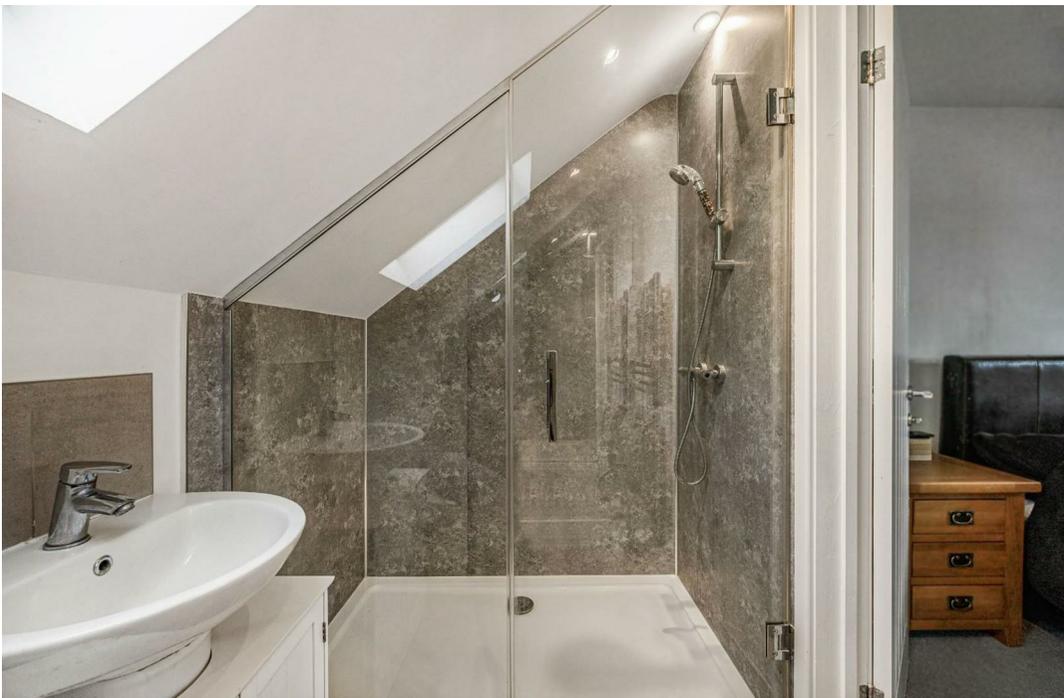
| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   | <b>88</b>   | <b>89</b> |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

### Thinking of Selling?

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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**









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.