



18 REGENCY DRIVE
BRISLINGTON
BRISTOL
BS4 4UA

£370,000



GREGORYS
ESTATE AGENTS

TUCKED AWAY IN A QUIET CUL-DE-SAC ON REGENCY DRIVE IN BRISLINGTON, THIS WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME OFFERS GENEROUS LIVING SPACE, A PRACTICAL LAYOUT, AND A SETTING THAT IS IDEALLY SUITED TO MODERN FAMILY LIFE.

The property is approached via a private driveway, with the added benefit of a garage providing secure parking, storage, or potential workshop space. Inside, a welcoming entrance hall leads through to a bright and comfortable living room, creating a relaxing space for everyday family life as well as entertaining friends and guests.

To the rear of the property, the kitchen and dining area forms the heart of the home. Offering ample cupboard storage and worktop space, it is well equipped for busy family routines. The dining area provides plenty of room for a family table, while direct access to the conservatory enhances the sense of space and flexibility. Overlooking the garden, the conservatory offers an additional reception area that can easily adapt to changing needs, whether as a playroom, home office, family room, or simply a place to unwind.

Upstairs, the property offers three well-proportioned bedrooms, making it an excellent choice for growing families. The principal bedroom provides comfortable accommodation, while the remaining bedrooms offer flexibility for children, guests, or those working from home. A contemporary family bathroom serves the first floor, benefitting from a tasteful three piece suite.

Outside, the enclosed rear garden provides a safe and private space for children to play, as well as plenty of room for outdoor dining, summer barbecues, and family gatherings, enjoying enviable privacy from neighbouring homes. The combination of indoor and outdoor living space makes the property particularly well suited to those looking for a home that can comfortably accommodate family life both now and in the years ahead.

Conveniently located within easy reach of highly regarded local schools, parks, shops, and transport links into Bristol city centre, this attractive home combines a peaceful residential setting with excellent everyday convenience, making it an appealing choice for families looking to put down roots in a well-connected part of the city.

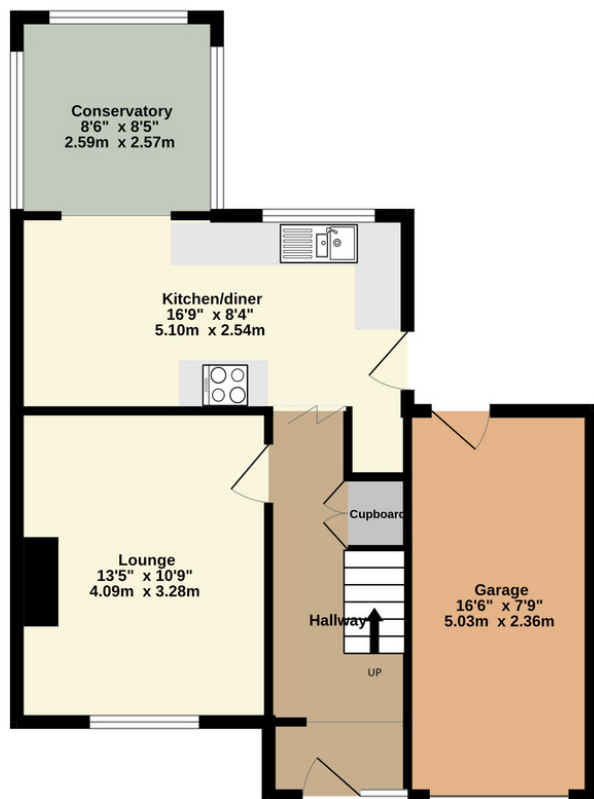
An early viewing comes highly recommended.



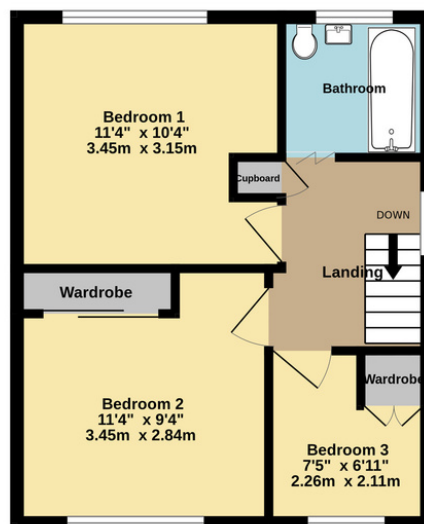




Ground Floor
581 sq.ft. (53.9 sq.m.) approx.



1st Floor
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 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)

18 Regency Drive BRISTOL BS4 4UA	Energy rating D	Valid until: 2 March 2036
		Certificate number: 0329-3059-4207-7416-6200

Property type: Semi-detached house

Total floor area: 78 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 D. It has the potential to be C.

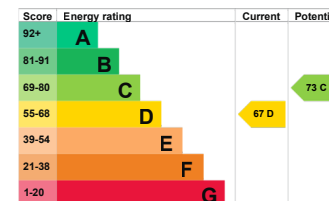
[See how to improve this property's energy efficiency.](#)

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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