



- **Energy Rating - B**
- **Kitchen Diner With Built In Appliances**
- **Driveway Providing Off Street**
- **Green Space All Around**
- **Light & Airy Throughout**

- **Four Bedroom Detached Home**
- **Utility & Ground Floor Cloakroom**
- **Detached Garage**
- **French Doors Leading To The Garden**
- **UPVC Double Glazing & Gas Central Heating**

This four-bedroom detached home, built by Barratt Homes in 2018, is tucked away in a quiet cul-de-sac on the edge of Whitchurch, offering both local amenities within walking distance and access to beautiful countryside walks.

The welcoming hallway provides access to a useful WC/cloakroom, a dedicated study ideal for working from home, and a generous living room - a warm, inviting space for relaxing or entertaining. To the rear is the heart of the home: a large, open-plan kitchen and dining area with integrated appliances, ample storage, a breakfast bar, and French doors leading to the garden. A separate utility room houses the washing machine and dryer, with additional storage and garden access.

Upstairs are three well-proportioned bedrooms, two generous doubles all with built-in wardrobes, while the main bedroom benefits from an en-suite shower room. The modern family bathroom is fully tiled with a shower over the bath.

Externally, the low-maintenance rear garden combines patio and artificial lawn, with side access to the private driveway and a separate door to the detached garage. At the front, a communal green space adjoins extensive countryside, perfect for dog walking and outdoor enjoyment.

Living Room 19'6" x 11'0" (5.95 x 3.36)

Kitchen/Diner 26'4" max x 10'2" (8.05 max x 3.10)

Utility 5'4" x 5'1" (1.65 x 1.57)

Study 7'4" x 6'11" (2.26 x 2.13)

Ground Floor Cloakroom 5'4" x 2'9" (1.65 x 0.86)

Bedroom One 12'9" x 11'6" (3.89 x 3.53)

En-Suite 7'4" x 4'11" (2.26 x 1.50)

Bedroom Two 14'2" x 9'4" (4.34 x 2.87)

Bedroom Three 10'9" max x 9'1" max (3.30 max x 2.79 max)

Bedroom Four 10'4" max x 9'8" max (3.15 max x 2.97 max)

Bathroom 6'11" x 5'6" (2.13 x 1.70)

Garage 10'5" x 10'5" (3.18 x 3.18)

Tenure Status - Freehold

Service Charge - £272 a year - Approx £24 a month

Council Tax - Band E







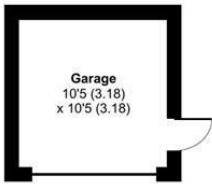
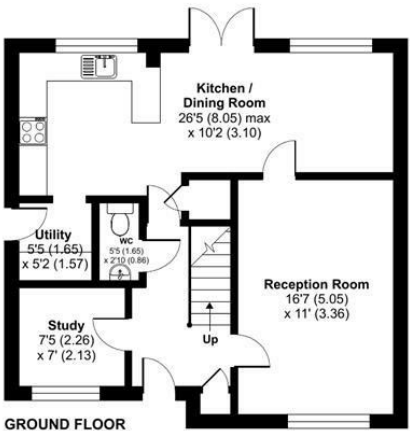
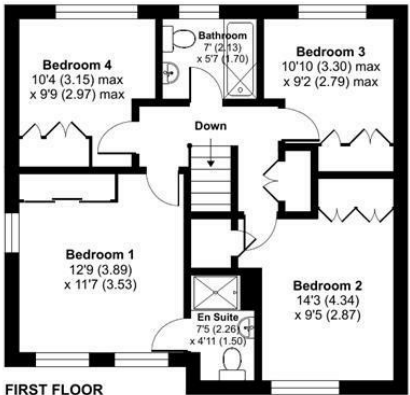






Dobunni Close, Whitchurch, Bristol, BS14

Approximate Area = 1310 sq ft / 121.7 sq m
Garage = 110 sq ft / 10.2 sq m
Total = 1420 sq ft / 131.9 sq m
For identification only - Not to scale

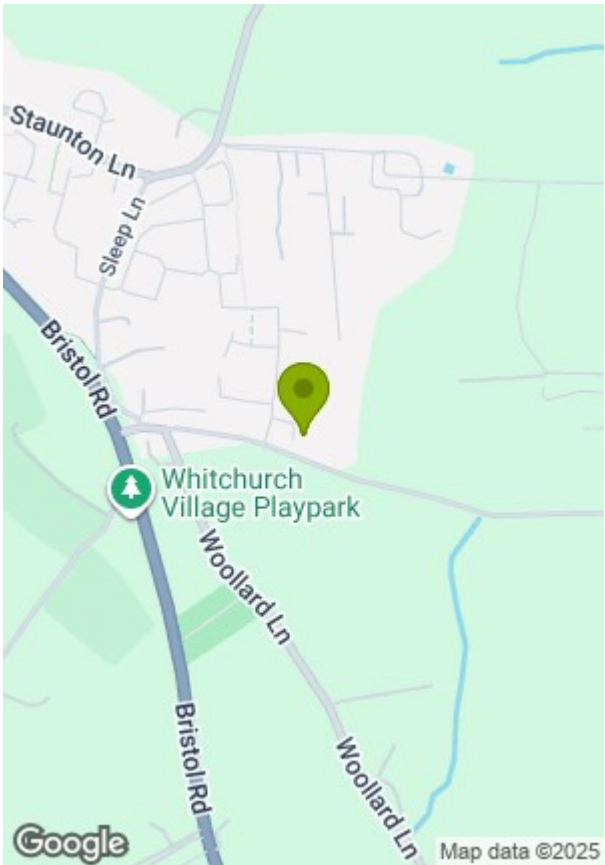


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1384865

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(9-20) E		
(1-8) F		
(0) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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