



33 Davids Road
Whitchurch, Bristol, BS14 9JH

£649,995



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Matthews and Co are delighted to bring to the sales market this beautiful, extended 4-bedroom semi-detached home, having been beautifully and meticulously decorated & maintained to a very high standard throughout by the current owners.

Situated on the popular Davids Road in Whitchurch, this gorgeous home is just off the A37 Wells Road with many local amenities, St Bernadettes Primary & Secondary Schools and bus routes very close to hand. The popular eateries and convenient shops based at the Gilda Parade are nearby as well. This outstanding family home boasts a generous gardens and plenty of off street parking..

The house itself has plenty of entertaining space and briefly comprises of a porch, welcoming hallway, lounge, open plan kitchen/diner and conservatory to the ground floor with four bedrooms and a four-piece family bathroom to the first floor.

Externally you are greeted with a block paved driveway with parking for up to 3 vehicles and to the rear, the house enjoys a great sized garden with two patio areas and a large lawn.

Really must be viewed to appreciate all that's on offer.

Call today for a viewing.

Entrance Porch

8'8" x 6'11" (2.66m x 2.11m)

Hallway

14'0" x 6'11" (4.27m x 2.12m)





Cloakroom/W.C
38'4" x 2'8" (11.7m x 0.83m)

Lounge
16'0" x 12'0" (4.89m x 3.66m)

Dining Room
12'5" x 11'10" (3.79m x 3.63m)

Conservatory
12'5" x 10'2" (3.81m x 3.10m)

Kitchen/Breakfast Room
15'5" x 7'11" (4.71m x 2.42m)

Landing
7'10" x 8'3" (2.41m x 2.52m)

Bedroom One
16'0" x 12'0" (4.90m x 3.68m)

Bedroom Two
12'2" x 12'0" (3.71m x 3.67m)

Bedroom Three
12'2" x 8'4" (3.72m x 2.56m)

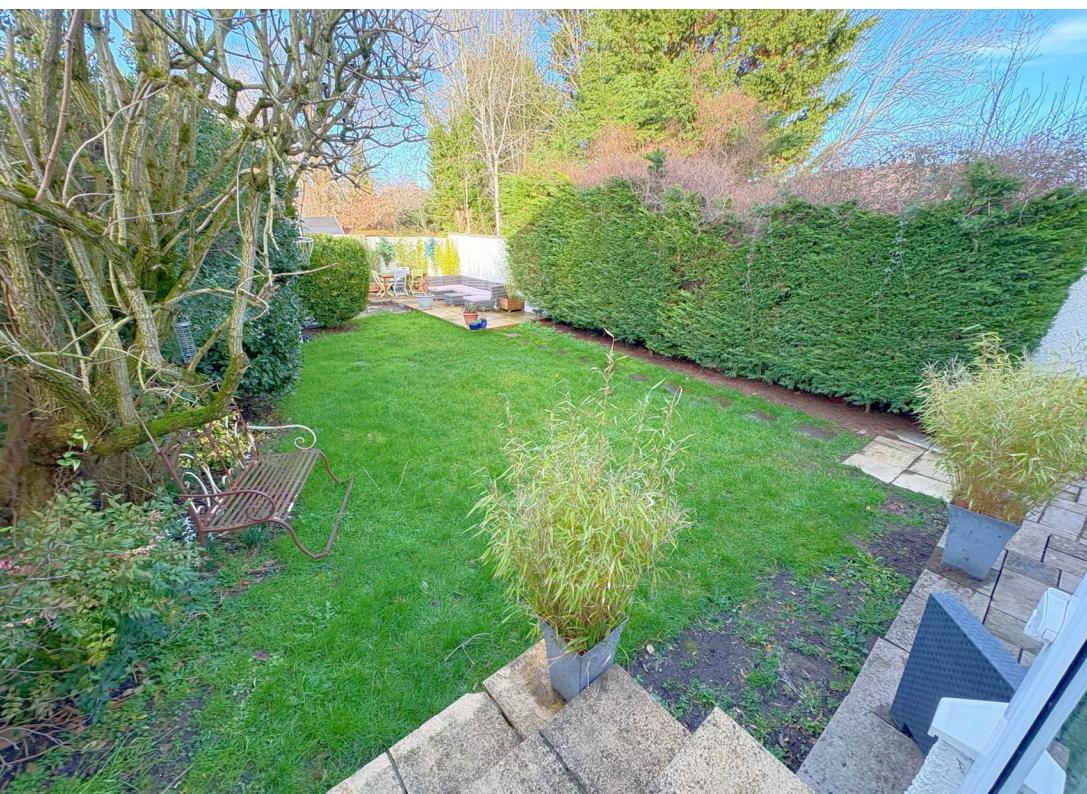
Bedroom Four
8'10" x 7'10" (2.71m x 2.41m)

Bathroom
7'11" x 7'10" (2.43m x 2.41m)

Garage
16'3" x 8'1" (4.96m x 2.47m)

Front Garden

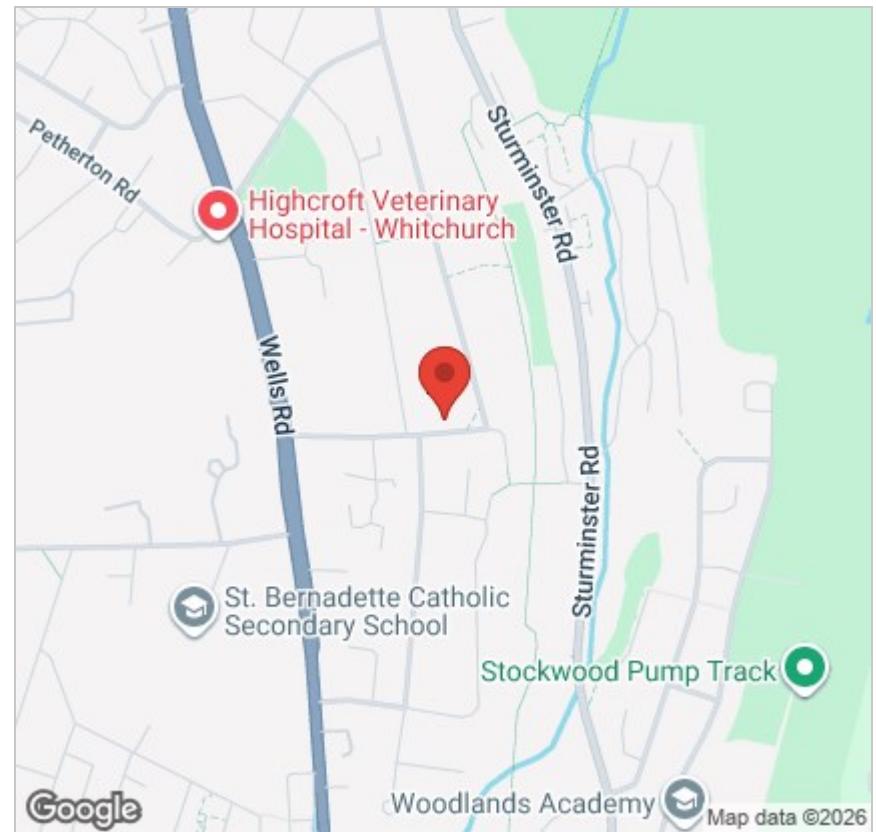
Rear Garden



Floor Plan



Area Map



Viewing

Please contact our Knowle Office on 01179 711417
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

298 Wells Road, Knowle, Bristol, BS4 2QG

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	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