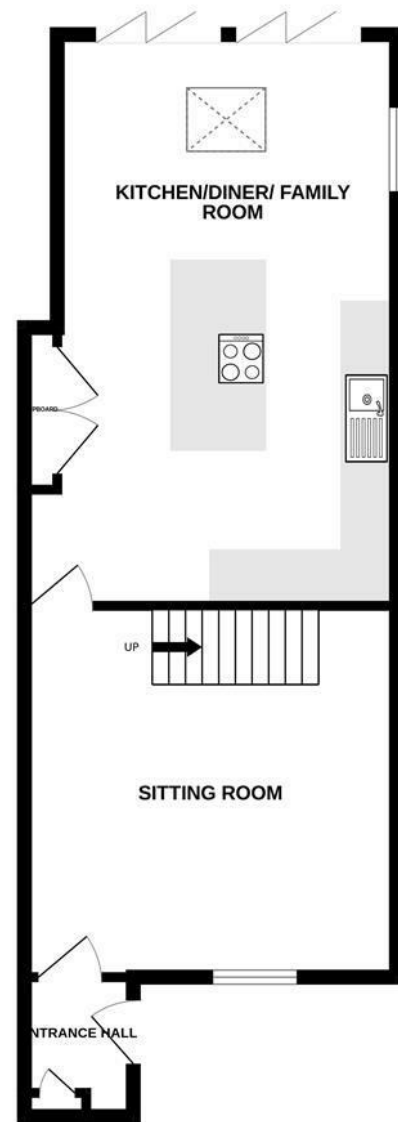


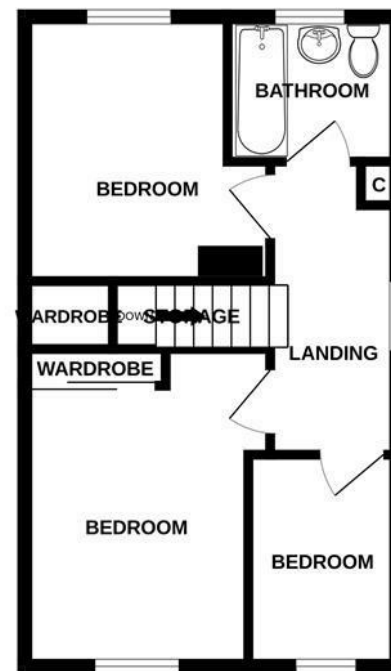
489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		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		

GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.0 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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38 Dunster Gardens, Willsbridge, Bristol, BS30 6UR



£375,000

A fantastic and beautifully presented three bedroom semi detached home with an extended contemporary kitchen, Enclosed rear garden in a popular location.

- Stunning extended semi detached home
- Three bedroom
- Enclosed rear garden
- Outstanding modern contemporary kitchen diner / family room
- Bi Fold doors to garden
- Garage and further off street parking
- Modern bathroom
- Very well presented home
- Kitchen with a centre island
- Popular location

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



38 Dunster Gardens, Willsbridge, Bristol, BS30 6UR

This truly is a stunning home in a highly sought after location. The property is approached via a private driveway leading to a garage.

Upon entering, you are welcomed into a hallway with a glazed door opening into the spacious sitting room. A further door leads to the heart of the home, an impressive open plan kitchen, dining, and family area, perfect for both everyday living and entertaining.

The contemporary kitchen is fitted with ample storage and generous worktop space, complemented by a central island that provides additional storage and a convenient breakfast bar.

The first floor offers a bright and airy landing, three well proportioned bedrooms, and a modern family bathroom.

To the rear, the property benefits from a private enclosed garden featuring a lovely seating area ideal for al fresco dining, along with a lawned section and an artificial turf area, creating an attractive and low maintenance outdoor space.

Located between Bristol and Bath, Willsbridge is a popular residential area that offers an attractive blend of countryside surroundings and convenient commuter links. The village enjoys a friendly community atmosphere and is particularly well regarded by families and professionals seeking easy access to both city centres. Residents benefit from a range of local amenities, including shops, cafés, schools, and recreational facilities, while the nearby Avon Valley Railway and Siston Common provide excellent opportunities for leisure and outdoor pursuits. The area is also close to the scenic Bristol and Bath Railway Path, offering miles of walking and cycling routes through beautiful countryside.

With excellent transport connections to Bristol, Bath, and the wider motorway network via the A4174 Ring Road and M4, Willsbridge combines the appeal of semi-rural living with the convenience of modern-day connectivity, making it a highly desirable place to call home.

ENTRANCE PORCH 1.69 x 1.31 (5'6" x 4'3")

Entrance via a modern composite front door into the hallway, with a useful storage cupboard and fitted shelving

SITTING ROOM 4.48 x 4.42 (14'8" x 14'6")

Accessed via a glazed panel door, this room features a double glazed window to the front aspect, ceiling spotlights, a radiator, and attractive wood effect flooring. A staircase provides access to the first floor

KITCHEN / DINER / FAMILY ROOM 6.86 x 4.47 narrows to 4.08 (22'6" x 14'7" narrows to 13'4")

A wonderful open plan space, ideal for family living and entertaining. Fitted with a comprehensive range of wall and base units with wood effect worktops and matching upstands, incorporating an inset one and a half bowl black sink with mixer tap. Two full height storage cupboards provide excellent practicality, one with internal shelving and the other configured for the storage of an ironing board and vacuum cleaner.

The impressive central island offers additional worktop space, complemented by large deep pan drawers beneath and a breakfast bar to one end. Further features include a high level wine rack and a range of integrated appliances comprising a washing machine, dishwasher, oven, microwave, and a hob set within the island with a cooker hood above.

The high quality finish is enhanced by tiled splashbacks and under unit lighting. Tiled flooring flows throughout the room and into the family area, which benefits from a feature brick wall, roof light, and side facing double glazed windows. Rear bi-fold doors allow an abundance of natural light to flood the space and provide access to the garden. A contemporary vertical radiator completes this superb room.

LANDING

A bright and inviting space with a double glazed window allowing plenty of natural light to flood in. Further benefits include a useful storage cupboard and a radiator.

BEDROOM 3.40 x 2.70 (11'1" x 8'10")

Double glazed window to the front aspect providing good natural light. Built in cupboard offering useful storage space. Modern wall panelling/backboards add a stylish finish to the room. Loft access. Radiator.

BEDROOM 2.98 x 2.44 ext 2.92 (9'9" x 8'0" ext 9'6")

Double glazed window to the rear aspect, providing natural light and pleasant outlooks. Radiator.

BEDROOM 2.53 x 1.73 (8'3" x 5'8")

Double glazed window to the front aspect, allowing for plenty of natural light. Radiator.

BATHROOM 1.72 x 1.91 (5'7" x 6'3")

Double glazed frosted window. P shaped bath with a glass shower screen and a shower over. Clever in set shelves. Tiled walls and floor. Vanity sink with mixer taps. Enclosed coupled toilet. Ceiling spot lights. Heated towel rail.

OUTSIDE

FRONT

A driveway provides access to the garage and an additional off-street parking area. The frontage also benefits from a well maintained lawned area, enhancing the property's kerb appeal. EV charger.

GARAGE

Up and over doo. Power and light.

REAR GARDEN

A lovely patio area directly outside the kitchen provides an ideal space for al fresco dining, entertaining, or simply relaxing. The garden also features a lawned area and a separate section of artificial turf, offering a low maintenance outdoor space. Further benefits include an outside tap and gated side access.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. 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

Local authority. South Gloucestershire Services. All mains services connected Broadband. Ultrafast 1000mps Mobile phone. EE O2 Three Vodafone. All good out door signal. Source Ofcom

Property is located within a coal mining reporting area

