



7 ST FRANCIS DRIVE
WICK
BRISTOL
BS30 5PQ
£325,000

**A GREAT PLACE TO PUT DOWN ROOTS, WITH
OPEN COUNTRYSIDE TO THE REAR AND
EXCELLENT COMMUTER LINKS ON YOUR
DOORSTEP.**

Set within a quiet corner of the popular village of Wick, this fantastic family home offers the ideal balance of village living, practical space and easy access to the wider region. With open fields directly to the rear, there's a lovely sense of space and a peaceful outlook that's becoming increasingly hard to find.

Inside, the property is well presented throughout, providing comfortable and versatile accommodation well suited to a young family or professional couple looking for a home they can settle into straight away.

The accommodation is bathed in natural light, offering generous room proportions across both floors. Entrance to the property is via an entrance porch, which in turn leads to the lounge. A truly lovely room, cosy in nature with a modern wood burning stove, providing the perfect focal point. Stairs can be found rising to the first floor, whilst a door with glazed inserts lead to the kitchen/diner.

The kitchen is an impressive space, spanning the entire width of the property and benefitting two large 'picture' windows, perfectly framing the open, lush views to the rear aspect. The kitchen itself comprises a large selection of built in units with expansive wood work surfaces. More than enough space is then afforded as the dining area, making this a wonderful family space, also perfect for entertaining.





On the first floor are three useable bedrooms and the bathroom. The two largest impressive doubles and the third being a comfortable single. The current owners utilise the bedroom to the rear as the principle room due to the amazing, far reaching views on offer. Completing the accommodation is the bathroom which comprises a modern three piece white suite.

Outside, the property benefits from a block paved driveway and single garage, providing useful parking and additional storage. The open aspect to the rear is a real highlight, creating a pleasant backdrop and plenty of opportunity to enjoy the garden. The garden itself is quiet and private in nature and enjoys a sunny, south westerly aspect.

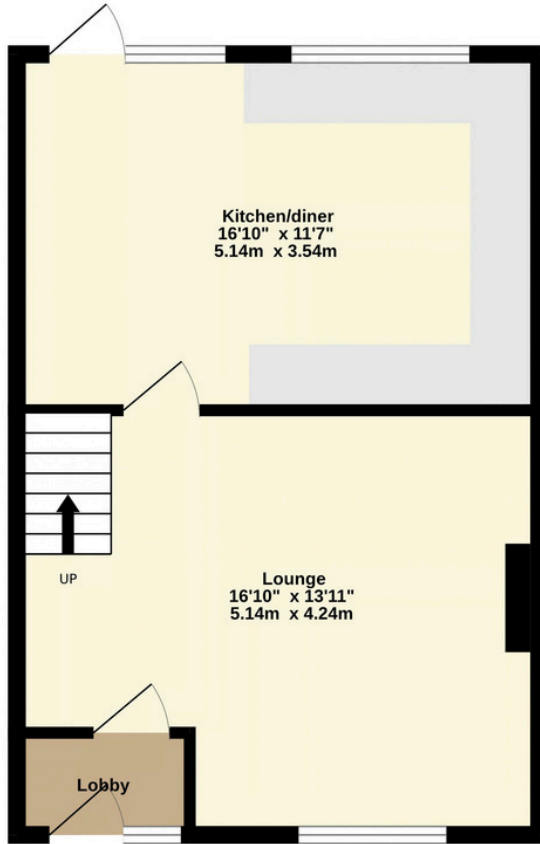
Wick offers a great combination of village atmosphere and connectivity, with straightforward access to the motorway network making it particularly appealing for those commuting towards Bristol, Bath and beyond. The property benefits from close proximity to local amenities, including the local village school, convenient shops, and the delightful Golden Valley nature reserve.

A WELL-POSITIONED HOME WITH OPEN
VIEWS, USEFUL PARKING AND THE KIND OF
LOCATION THAT MAKES EVERYDAY LIFE
EASY.

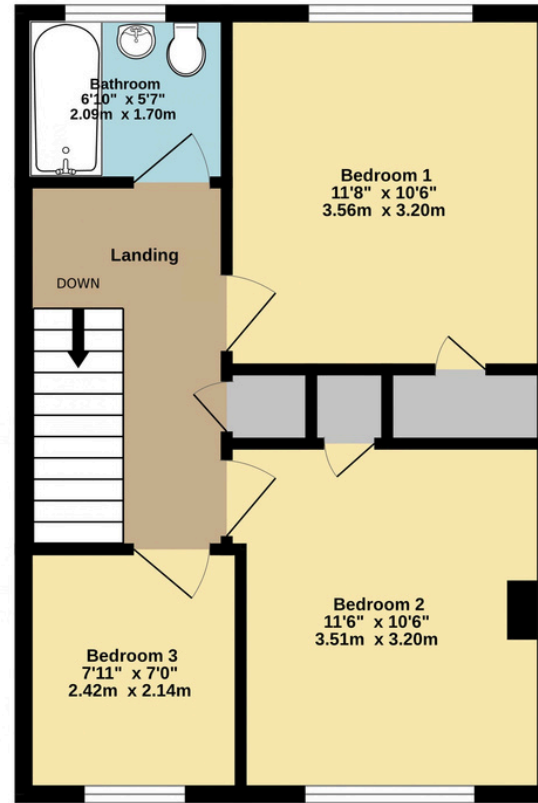




Ground Floor
438 sq.ft. (40.7 sq.m.) approx.



1st Floor
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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)																																		
7 St. Francis Drive Wick BRISTOL BS30 5PQ	Energy rating C	Valid until:	25 August 2036																															
		Certificate number:	0310-2275-1680-2826-3531																															
Property type		Mid-terrace house																																
Total floor area		80 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 C. It has the potential to be B.																																		
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		<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>74 C</td> <td>83 B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	74 C	83 B	55-68	D			39-54	E			21-38	F			1-20	G		
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0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

