

# HUNTERS®

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## Belland Drive

Bristol, BS14 0EQ

£390,000



- Detached
- Three Bedrooms
- Lounge
- Off-Street Parking

- Extended
- Utility Room & WC
- Kitchen Diner
- Garage

Tel: 01275 891444

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Bristol, BS14 0EQ

£390,000



Presented to the market is this charming extended three-bedroom detached home, ideally situated in the sought-after area of Whitchurch. This property offers ample living space, combining modern touches with functional design, making it perfect for families or those seeking a spacious, versatile home in a desirable location.

Upon entering the home, you are welcomed by a convenient entrance porch, leading into a cosy yet spacious lounge, ideal for relaxation or entertaining guests. The heart of the home is the open-plan, extended kitchen-diner, which has been thoughtfully designed to offer a perfect blend of style and practicality. This space provides plenty of room for both dining and cooking, making it the ideal hub for family life. The property also features a useful utility room for additional storage and household needs, as well as a downstairs WC for convenience. Access to the integral garage adds to the practicality of this home, offering further storage or potential for conversion, depending on your needs.

On the first floor, the property boasts three generously sized bedrooms, all providing ample space for wardrobes and furniture. The family bathroom is well-appointed and includes a bath and shower, with the added benefit of a separate WC, ensuring no morning rush.

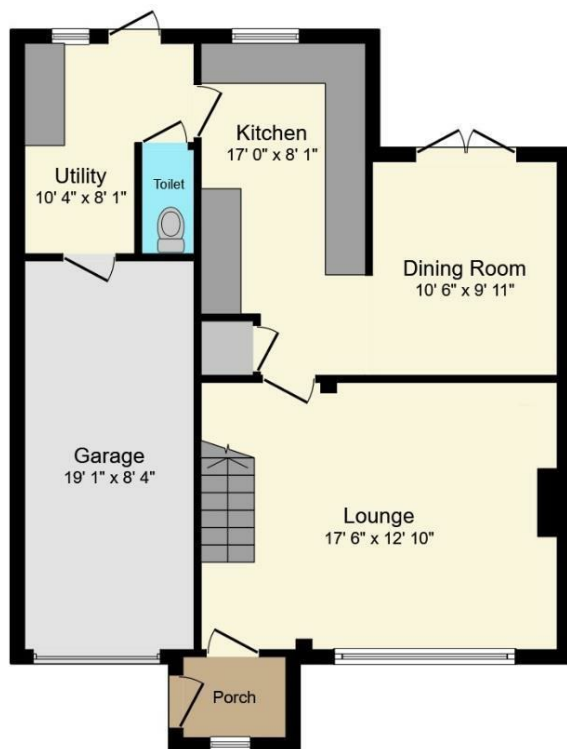
Externally, this home continues to impress with a large enclosed rear garden, offering a peaceful retreat for outdoor activities, gardening, or simply unwinding. The side access allows for easy movement around the property, while the front offers off-street parking for multiple vehicles, ensuring convenience for both residents and visitors.

This extended detached home presents a fantastic opportunity for those looking to settle in Whitchurch, combining space, functionality, and location into one attractive package.

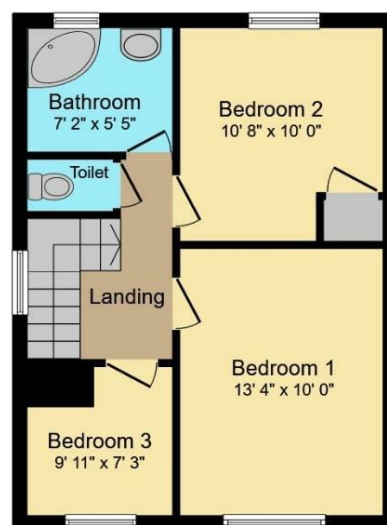




## Floorplan



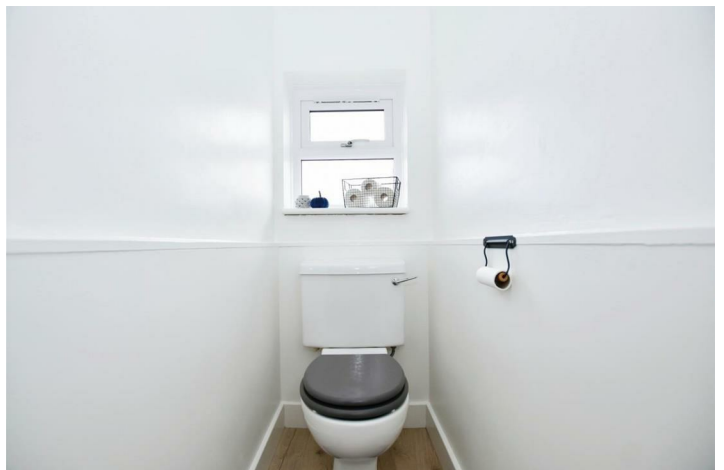
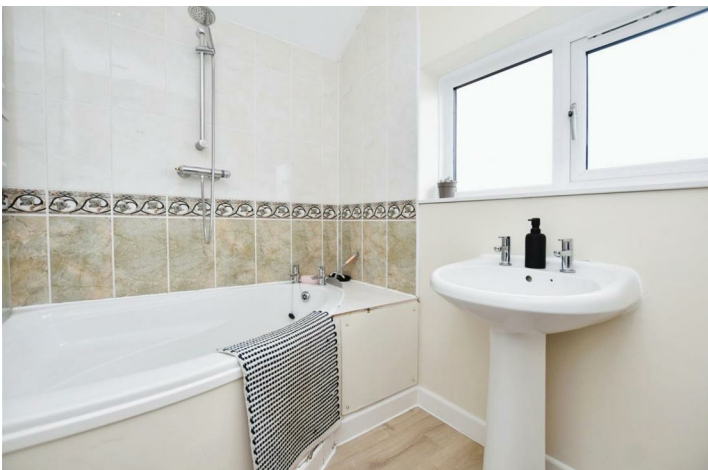
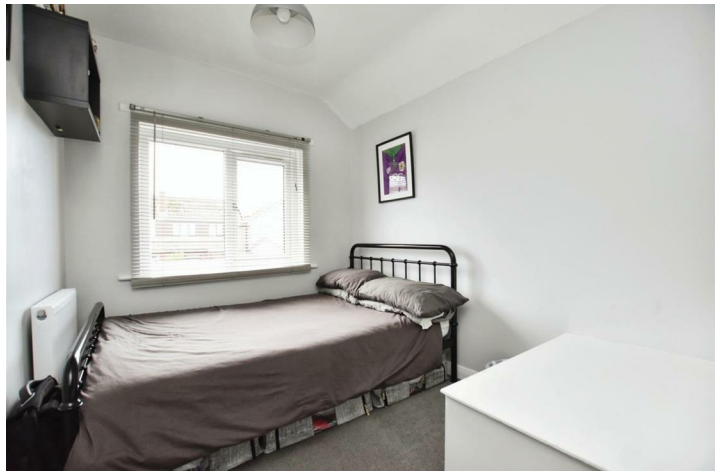
Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

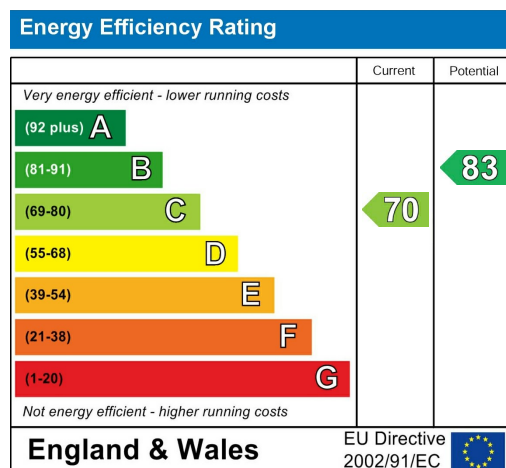








## Energy Efficiency Graph

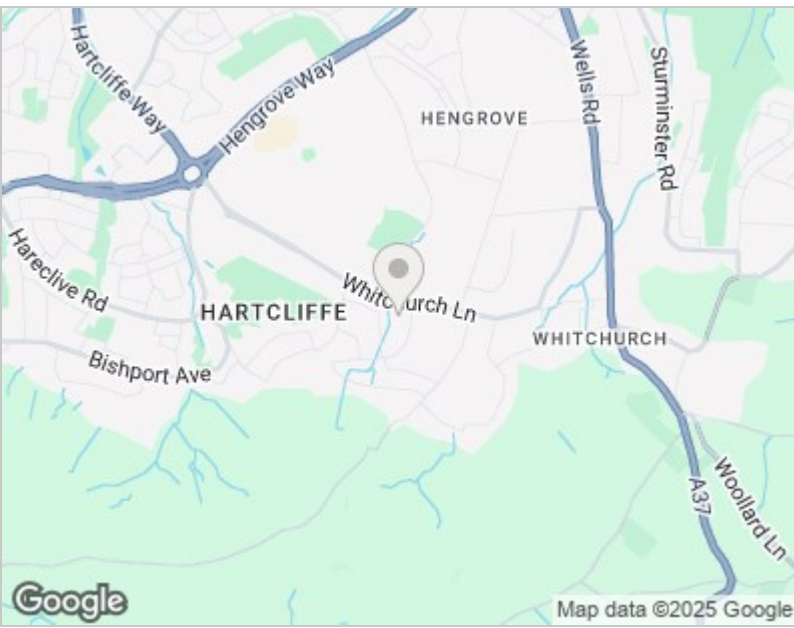


## Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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