



**Blackberry Drive,
BRISTOL, BS36 2SL**

**PRICE: Asking Price
£675,000**

Property Features

- Extended and Improved to High Standard
- Four Double Bedroom Detached House (Two with En-Suite Shower Room)
- 25' Kitchen/Dining/Family Room with Bi-folding doors
- Views Over Open Fields to the Rear
- Lounge With Bay Window
- South Facing Rear Garden
- Cloakroom & Utility Room
- 20' Master Bedroom
- Immaculately Presented Throughout
- Early Viewing Recommended

Full Description

ENTRANCE HALLWAY

Two PVCu double glazed windows to side, stairs to first floor, spotlights, coving, two single panel radiators, smoke alarm, door to sitting room, door to cloakroom, Oak glazed door to kitchen/family/dining room, oak fire door to single integral garage.

CLOAKROOM

White suite comprising low level w.c., wall mounted wash hand basin with porcelanosa contemporary style mixer tap over, tiled splashback, electric consumer unit, wall mounted heated towel rail, limestone flooring, PVCu obscure double glazed window.

KITCHEN/DINING FAMILY ROOM

25'7" x 22'8" (7.8 x 6.91)

Comprehensive range of wall and base units with soft close internal drawer storage, two integrated wine coolers, integrated full height built in fridge, integrated full height built in freezer, two integrated Neff single fan ovens, integrated Neff microwave, integrated Neff steamer oven, central island of 9' 10" x 4' 11" (3m x 1.5m) with Quartz worksurfaces housing integrated Neff five ring induction hob with additional hot plate option, integrated Bosch dishwasher, integrated soft close drawers, integrated Franke stainless steel one bowl sink, worksurface drainer, Franke stainless steel mixer tap, seating area with double electric socket and additional LED lighting under, integrated electric Caple pop up extractor, three PVCu Velux windows with rain sensors, wall mounted controls for Velux windows, two wall mounted radiators, two internal windows looking into sitting room area, wall mounted Heatmeister thermostat for the underfloor heating.

DINING/FAMILY AREA

Porcelanosa floor tiles with underfloor heating, full width bi fold doors leading to rear garden, oak glazed door leading to utility room.

UTILITY ROOM

Range of wall and base units, Porcelanosa tiles, stainless steel sink single drainer sink unit with matching mixer tap over, worksurfaces over, cupboard housing Veissmann gas fired condensing boiler supplying central heating, underfloor heating and domestic hot water, plumbing for dishwasher, space and plumbing for further white goods, PVCu half glazed door leading to rear garden.

LOUNGE

15'5" x 13'5" (4.7 x 4.09)

PVCu Georgian style double glazed box bay window to front, coving, double panel radiator, Drayton wall mounted thermostat central heating controls.



FIRST FLOOR LANDING

Access to part boarded loft space with pull down ladder and power and light, smoke alarm, doors to bedrooms and bathroom.

BEDROOM ONE

20'9" x 13'3" (6.32 x 4.04)

PVCu Georgian style double glazed window overlooking front, two double glazed Velux remote controlled windows with electrically operated rain sensors and remote controlled black out blinds, double panel radiator, spotlights, door to ensuite.

ENSUITE SHOWER ROOM

Fully tiled corner shower cubicle, mains fed fitted shower unit with waterfall shower head and internal extractor, wash hand basin set in vanity unit with shaver socket and drawer under, low level w.c., ladder style radiator, extractor fan, limestone tiles to floor and walls, PVCu double glazed window with obscure glass.

BEDROOM TWO

13'4" x 11'5" (4.06 x 3.48)

PVCu Georgian style double glazed window overlooking front, airing cupboard housing hot water storage tank.

ENSUITE SHOWER ROOM

Built in shower cubicle with shower over, low level w.c., vanity wash hand basin, tiled splash-backs, radiator, extractor, part tiled walls, shaver point.

BEDROOM THREE

11'4" x 9'4" (3.45 x 2.84)

PVCu Georgian style double glazed window overlooking rear garden with views over open countryside, single panel radiator.

BEDROOM FOUR

10'6" x 8'9" (3.2 x 2.67)

PVCu Georgian style double glazed window overlooking rear garden with views over open countryside, double panel radiator.

FAMILY BATHROOM

Contemporary style white suite comprising panelled bath with overbath shower, part tiled surround, pedestal wash hand basin with contemporary style mixer taps, low level w.c., stainless steel effect ladder style radiator, Porcelanosa tiled flooring, shaver socket, extractor fan, spotlights, PVCu obscure double glazed window.

FRONT GARDEN

Tarmac driveway providing off street parking leading to single garage, lawned area

GARAGE

14'7" x 8'9" (4.44 x 2.67)

Up and over door, power and light.

REAR GARDEN

60'0" x 28'0" (18.29 x 8.53)

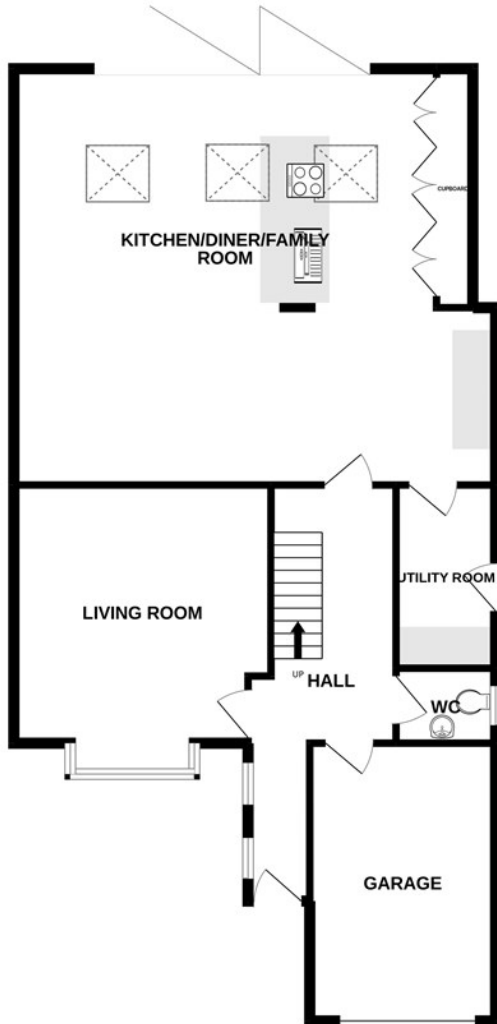
South facing rear garden backing onto fields, large paved patio area, gravelled area, two lawned areas one with sleeper steps leading to the other, outside power point, side access, wood storage area, raised sleeper planted borders, enclosed by fencing, slate chipping area, feature raised pond, mature shrubs and trees, storage shed.



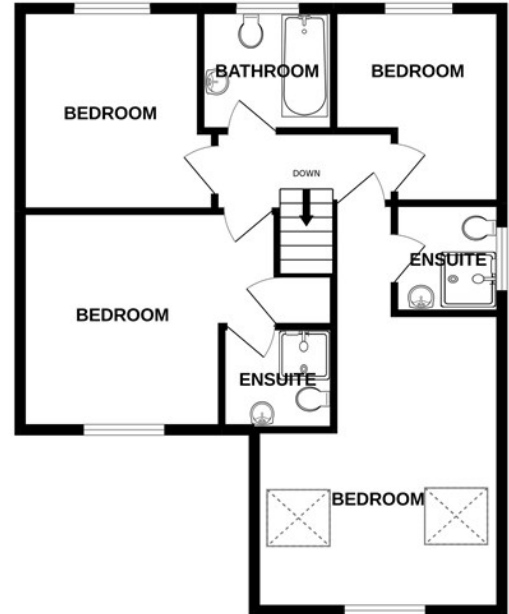
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	81
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



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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