



**Blackberry Drive,  
Bristol, BS36 2SN**

**PRICE: £600,000**



## Property Features

- Executive Detached Home
- Four Bedrooms
- Kitchen /Diner
- Two Further Reception Rooms
- Ensuite and Utility
- Double Garage
- Beautifully Presented
- Conservatory

## Full Description

### Hallway

Double glazed door, stairs to first floor with storage cupboard under, wood effect flooring, radiator.

### Living Room

16'0" into bay x 14'0" (4.88m into bay x 4.27m)

Double glazed bay window to front, living flame gas fire, wood effect flooring, TV point, radiator.

### Study

6'11" x 6'3" (2.13m x 1.93m)

Double glazed window to side, wood effect flooring.

### Kitchen/ Diner

27'5" x 8'9" ( 8.38m x 2.67m)

Double glazed windows to rear, range of modern wall, drawer and base units with work surfaces over, 1.5 sink unit with mixer tap over, part tiled walls, built in electric oven, gas hob and extractor fan over, space for dishwasher, radiator, double glazed French doors opening to the conservatory and further door into

### Utility Room

6'11" x 5'6" (2.13m x 1.70m)

Double glazed door to side, wall and base units, stainless steel single drainer sink unit, plumbing for washing machine and space for tumble dryer, wall mounted gas boiler, gas boiler, double glazed door to the side.

### Cloakroom

Double glazed window to rear, wash and basin, WC, radiator.

### Conservatory

10'5" x 8'7" (3.18m x 2.64m)

Double glazed windows and double glazed doors to rear garden.



**Landing**  
Access to part boarded loft space with ladder and light, airing cupboard, doors into

**Master Bedroom**  
11'6" (to inside of fitted wardrobes) x 10'11" (3.51m (to inside of fitted wardrobes) x 3.35m)  
Double glazed window to front, fitted wardrobes, radiator.

**Ensuite**  
Double glazed window to front, shower cubicle, vanity wash hand basin, WC, heated towel radiator.

**Bedroom 2**  
12'7" x 8'11" (3.84m x 2.74m)  
Double glazed window to front, fitted wardrobes, radiator.

**Bedroom 3**  
11'1" ( to inside of fitted wardrobes ) x 11'1" ( 3.40m ( to inside of fitted wardrobes ) x 3.38m )  
Double glazed window to rear, fitted wardrobes, radiator

**Bedroom 4**  
10'0" x 8'5" max ( 3.05m x 2.59m max )  
Double glazed window to rear, radiator.

**Bathroom**  
Double glazed window to rear, white suite of bath with shower over, vanity wash hand basin, WC, extractor fan, radiator.

**Rear Garden**  
Laid to lawn with patio, bushes and side gate.

**Frontage**  
Laid to tarmac providing parking for three to four cars, gravel stone border.

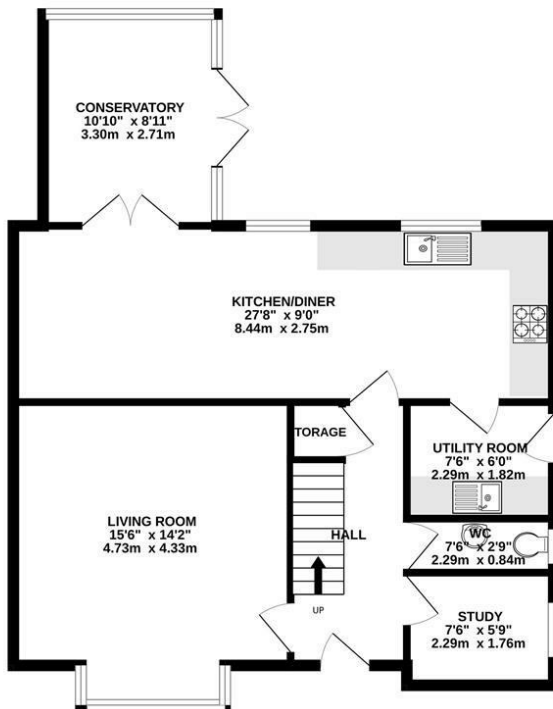
**Double Garage**  
Double garage with twin up and over doors, light and power.



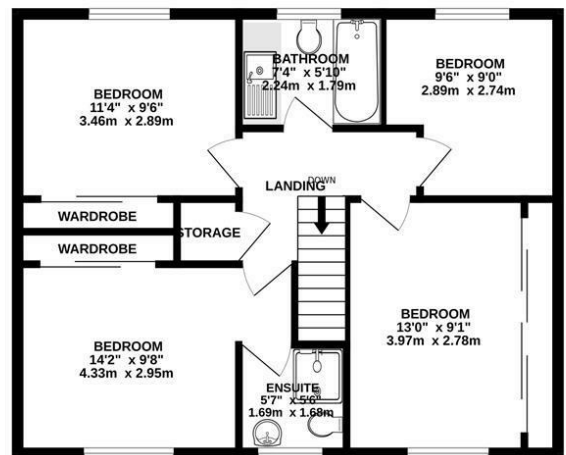
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto:info@aj-homes.co.uk)  
01454 252140

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