



**Berenda Drive, Longwell Green, Bristol, BS30**

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We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



**61A Berenda Drive, Longwell Green, Bristol, BS30 9YY**  
**Offers In Excess Of £400,000**





Council Tax Band: D | Property Tenure: Freehold

**MODERN DETACHED HOME!** Nestled in the desirable area of Longwell Green, Bristol, this stunning detached house on Berenda Drive offers a perfect blend of modern living and convenience. Built in 2013, this well-presented home boasts accommodation spread over three spacious floors, providing ample room for families of all sizes. The property features four generously sized bedrooms, including two with their own en-suites, ensuring privacy and comfort for all residents. The additional bathroom caters to the needs of family and guests alike, making morning routines a breeze. The heart of the home is a welcoming reception room, ideal for relaxation or entertaining friends and family. For those who value practicality, the property includes a garage and parking space for up to two vehicles, a rare find in this sought-after location. The outdoor space is equally appealing, offering a private area for outdoor activities or simply enjoying the fresh air. Situated close to local schools and amenities, this home is perfect for families looking to settle in a vibrant community. With its modern design and convenient features, this property is not just a house; it is a place to create lasting memories. Don't miss the opportunity to make this exceptional home your own.



**Hall**  
9'10" x 7'7" (3.00m x 2.31m)  
Double glazed door to side, double glazed windows to side, stairs to first floor landing, radiator, tile effect flooring.

**Cloakroom**  
W.C, wash hand basin, extractor fan, splashback, tile effect flooring.

**Kitchen**  
9'1" x 8'8" (2.77m x 2.64m)  
Double glazed window to front, radiator, spotlights, wall and base units with worktops over, tiled splashbacks, one and a half bowl sink and drainer, tile effect flooring, integral washing machine, integral dishwasher, cooker hood, gas hob, electric oven, integral fridge/freezer.

**Lounge/Diner**  
18'6" max x 12'0" max (5.64m max x 3.66m max)  
Double glazed window to rear, double glazed French doors to rear garden, two radiators.

**First Floor Landing**  
12'7" x 8'8" (3.84m x 2.64m)  
Double glazed window to side, stairs to second floor landing.

**Bedroom Two**  
12'7" x 10'8" (3.84m x 3.25m)  
Double glazed window to rear, radiator, door to en-suite.

**Bedroom Two En-Suite**  
6'2" x 5'6" (1.88m x 1.68m)  
Double glazed window to rear, WC, wash hand basin, shower cubicle, part tiled walls, heated towel rail, tiled flooring, extractor fan.

**Bedroom Three**  
13'3" max x 9'0" (4.04m max x 2.74m)  
Double glazed window to front, radiator, L shape.

**Bedroom Four**  
9'0" x 8'1" (2.74m x 2.46m)  
Double glazed window to front, radiator.

**Bathroom**  
8'0" x 5'6" (2.44m x 1.68m)  
Double glazed window to side, extractor fan, WC, wash hand basin with vanity, enclosed bath, tiled flooring, shaver point, tiled walls, heated towel rail.

**Second Floor Landing**  
Skylight window to rear.

**Bedroom One**  
15'11" max x 14'0" (4.85m max x 4.27m)  
L shape room, two skylight windows to rear, radiator, door to en-suite, access to eaves storage.

**Bedroom One En-Suite**  
7'1" x 5'3" (2.16m x 1.60m)  
Skylight window to rear, WC, wash hand basin, shower cubicle, heated towel rail, extractor fan, tiled flooring, part tiled walls.

**Front/Driveway**  
Outside tap, block paved driveway offering parking for two cars, front door accessed via shared pathway.

**Garage**  
Garage separated into two areas by stud wall. First area 9'5" x 6'11" with up and over door to front, power and light. Second area 9'5" x 8'8" with fuse board, gas combi boiler, radiator, worktop, base units, power, light and door to lounge/diner.

**Rear Garden**  
Enclosed rear garden, patio area, raised borders, side gate.



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			
		77	81
England & Wales		EU Directive 2002/91/EC	

