



**Belland Drive, Bristol**  
, BS14 0EQ

**£350,000**





# Belland Drive, Bristol

## DESCRIPTION

Presented to the market in immaculate condition, this attractive three-bedroom semi-detached home offers an ideal opportunity for families and first-time buyers alike. Positioned in a highly sought-after location, the property benefits from excellent public transport links, reputable nearby schools, and a host of local amenities within easy reach.

Upon entering the home, you are welcomed by a spacious lounge/diner, perfect for both relaxing and entertaining. The lounge/diner is enhanced by sliding patio doors, which open directly onto the rear garden, allowing for an abundance of natural light and creating a seamless connection between indoor and outdoor living spaces.

The modern kitchen has been thoughtfully designed, boasting quality fixtures and ample storage, providing both functionality and style.

The first floor comprises three well-proportioned bedrooms. Two generous double bedrooms offer comfortable accommodation, while the third bedroom serves as a versatile single room, ideal for use as a child's room or home office. The modern bathroom features contemporary fittings and a fresh, sleek finish.

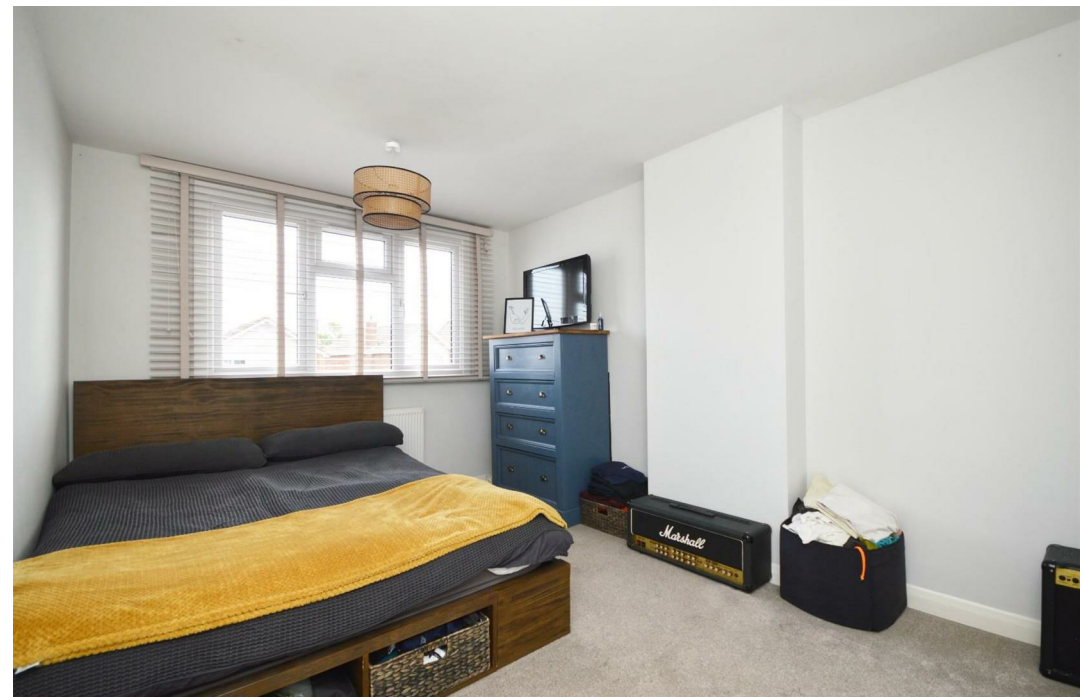
Externally, the property truly excels. The private rear garden is fully enclosed by fences for added security and peace of mind. The garden benefits from a combination of patio and lawn areas, perfect for al fresco dining, children's play, or gardening enthusiasts.

Further enhancing the appeal of this excellent home is the driveway to the front, providing convenient off-street parking.

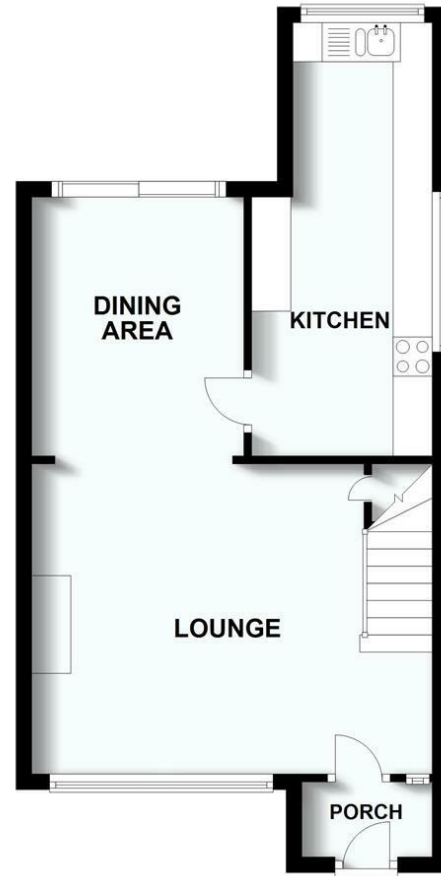
A wonderful opportunity to acquire a stylish, low-maintenance property in a vibrant area. Early viewing is highly recommended.



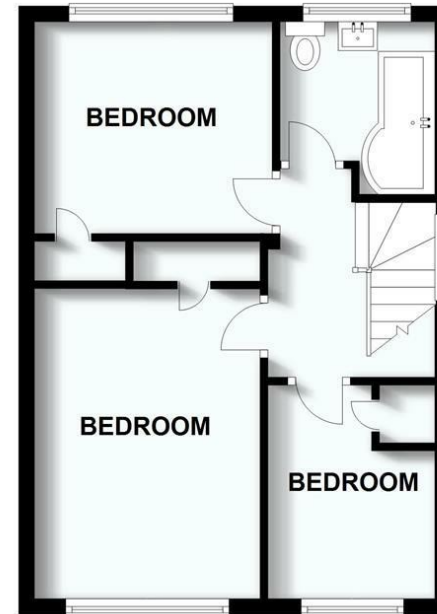




## GROUND FLOOR



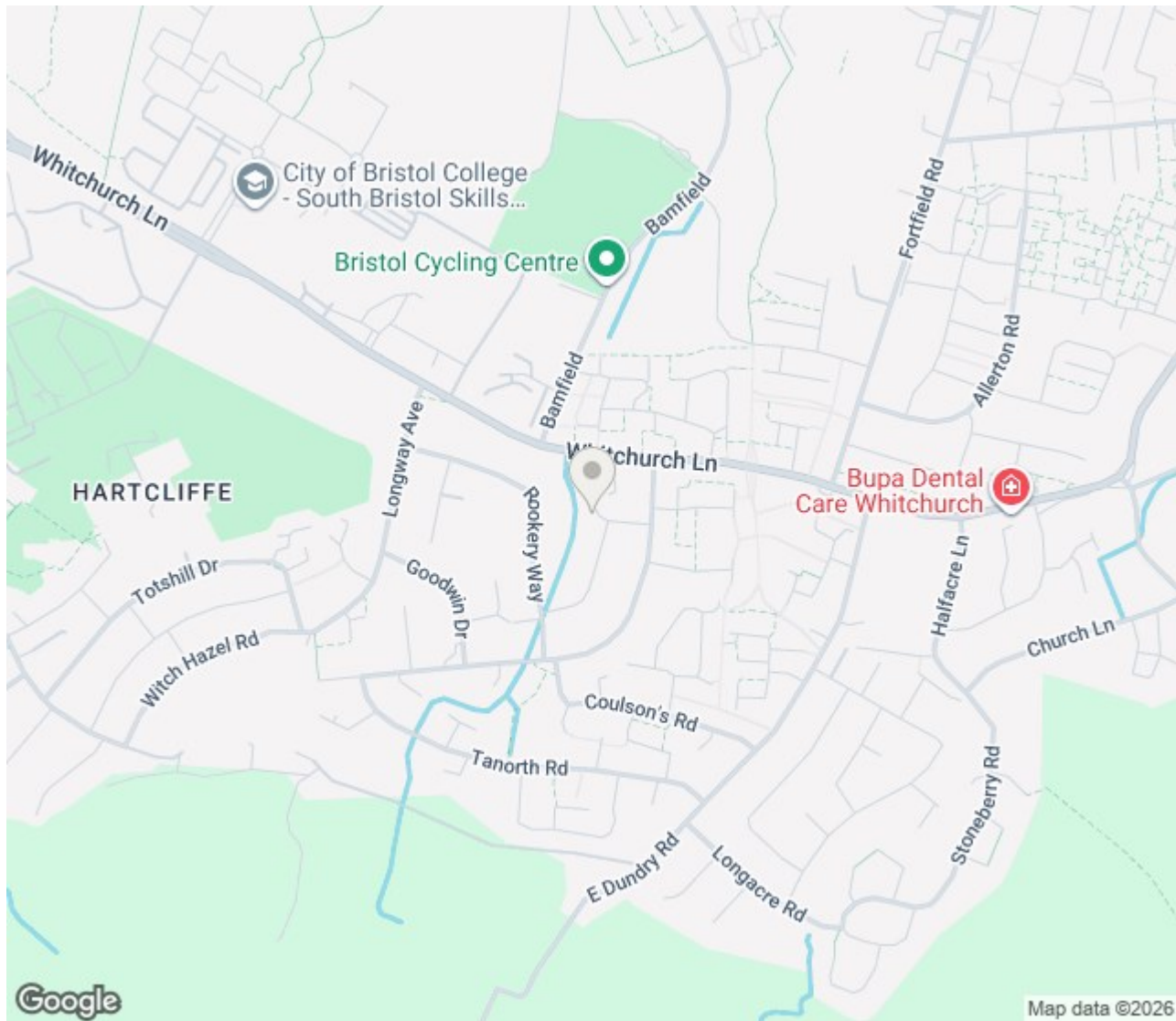
## FIRST FLOOR




Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement  
Plan produced using PlanUp.







# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## 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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**







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.