

11 The Drive, Bristol, BS14 9JB

£367,500

Presenting this immaculate semi-detached house, ideally positioned in a peaceful cul-de-sac, enjoying breath-taking woodland views. This beautifully maintained property boasts an abundance of natural light throughout, creating a warm and inviting atmosphere perfect for both families and first-time buyers.

A spacious sitting room benefits from patio doors and windows that frame the stunning rural outlook and opens directly onto a balcony—an ideal spot to enjoy morning coffee or evening sunsets. Steps from the balcony lead directly down to the mature, south facing garden, enhancing the seamless indoor-outdoor living experience.

The modern kitchen, flooded with natural light, features elegant wood countertops, providing both style and practicality for home cooking. A second reception space continues with a separate dining room, perfectly suited for entertaining guests. Three generously proportioned bedrooms include two comfortable doubles—with one offering built-in wardrobes—and a third sizeable single bedroom, ensuring ample space for family or guests.

Entrance Hall



First Floor Landing



Sitting Room

17'0" x 12'11" (5.20 x 3.95)



Bedroom One

13'0" x 9'10" (3.98 x 3.00)



Kitchen

9'8" x 8'0" (2.95 x 2.46)



Bedroom Two

9'4" x 8'0" (2.86 x 2.46)



Dining Room

15'7" x 8'4" (4.75 x 2.55)



Bedroom Three

9'9" x 6'10" (2.99 x 2.10)



Garage

17'8" x 8'5" (5.40 x 2.59)



Agent Note

The property benefits from solar panels, which are subject to a lease agreement to be transferred to the new owner on completion. The integrated garage (now the dining room) was converted before 1999, providing additional living space. Please note that building regulation approval was not obtained, but an indemnity policy may be available; buyers are advised to raise this with their conveyancer.

Bathroom



Outside



Ariel Plot View



View to Rear

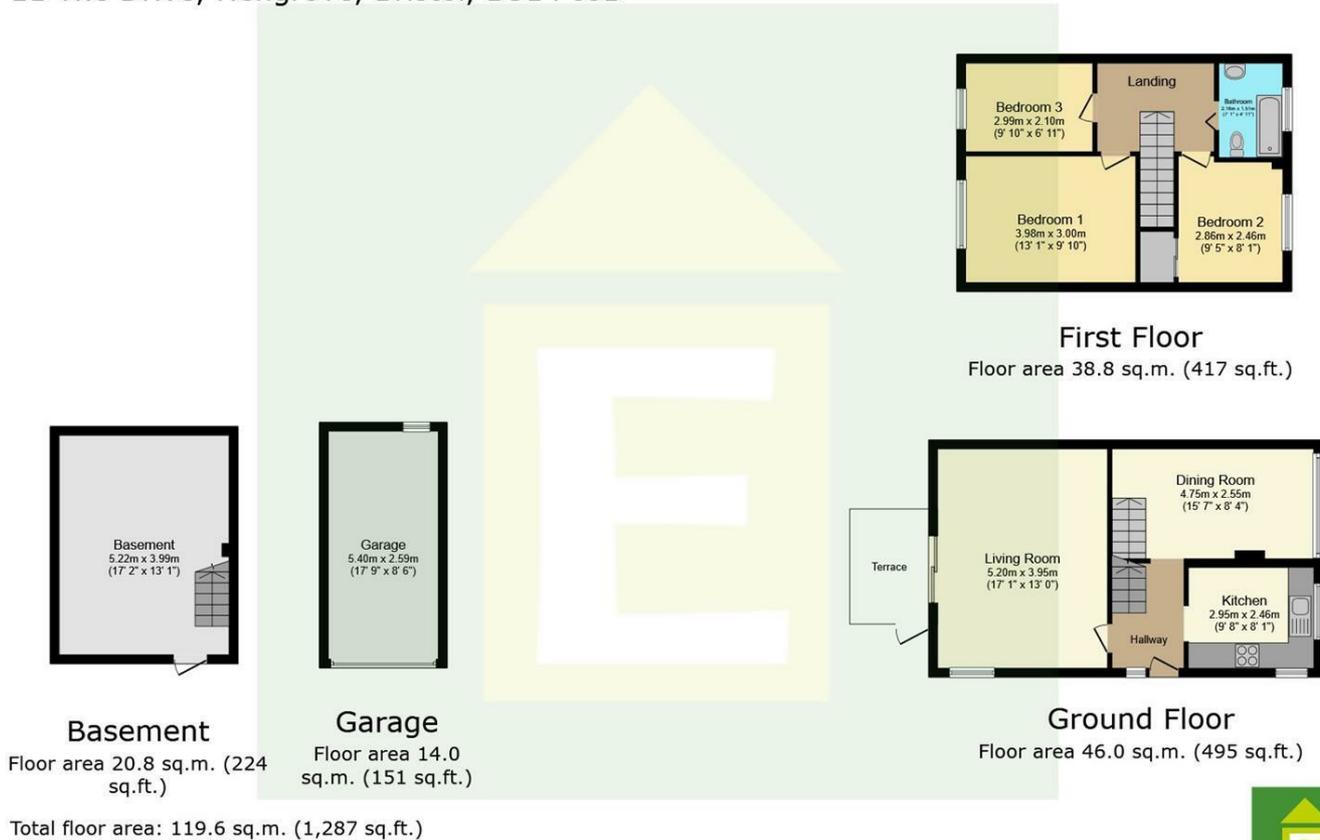
Basement

17'1" x 13'1" (5.22 x 3.99)

Limited HeadHeight

Floor Plan

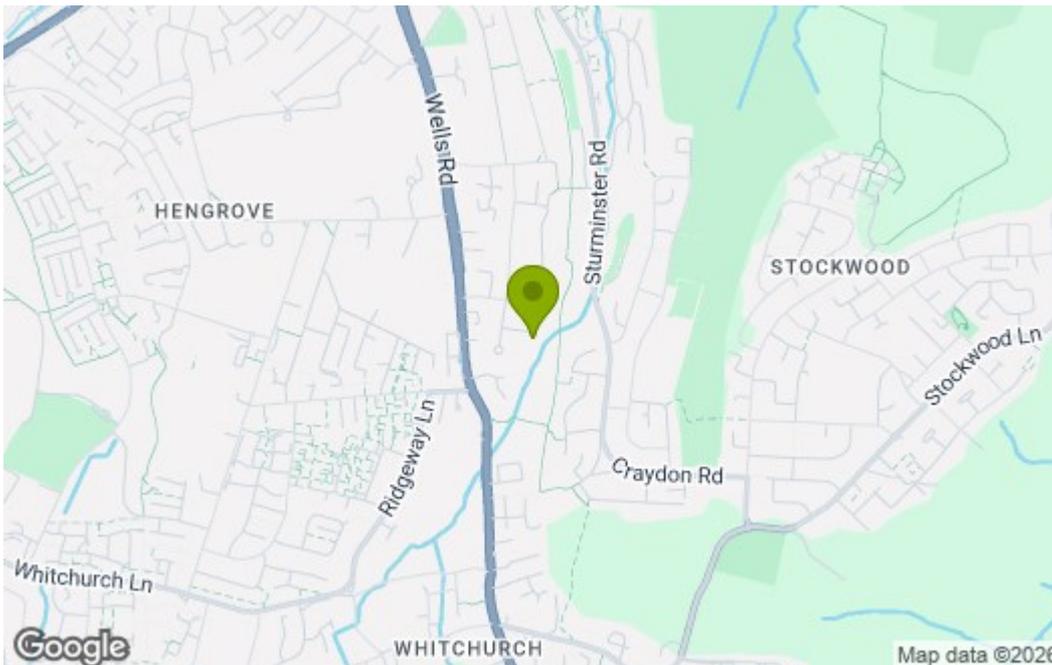
11 The Drive, Hengrove, Bristol, BS14 9JB



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



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary 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			
England & Wales		80	82
		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.