



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



**61A Berenda Drive, Longwell Green, Bristol, BS30 9YY**  
**Offers In Excess Of £415,000**



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**The Important Bit!**

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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	

