



Belland Drive, Whitchurch

£365,000

- **Energy Rating - D**
- **South Facing Rear Garden**
- **Immaculately Presented**
- **Garden Outbuilding**
- **Planning Permission For Single Storey Extension (Granted Feb 2022)**
- **Three Bedroom Semi Detached Home**
- **Bi-Fold Doors Leading To Rear Garden**
- **Kitchen/Diner**
- **Driveway Providing Off Street Parking**
- **Gas Central Heating & UPVC Double Glazing**

Greenwoods are delighted to present this beautiful three-bedroom family home on Belland Drive in Whitchurch, offering comfortable living with thoughtful modern updates throughout.

Upon entering, you are welcomed by a porchway leading into the entrance hallway, which in turn opens into a cosy living room complete with a feature fireplace perfect for relaxing evenings. To the rear, accessed via internal French doors, is a spacious and light-filled modern kitchen/dining room. This impressive space opens directly onto the garden through bi-fold doors, creating a seamless flow between indoor and outdoor living - ideal for both everyday family life and entertaining.

Upstairs, the property offers two well-proportioned double bedrooms and a practical single bedroom, ideal as a nursery, dressing room or home office. The modern family bathroom is fitted with a shower over the bath.

The south-facing rear garden is generously sized and thoughtfully arranged with a combination of patio, Astroturf and stone chippings, providing a versatile outdoor space for entertaining, gardening or simply unwinding. A large outbuilding at the end of the garden offers excellent additional storage or potential workshop space.

Importantly, planning permission was granted in February 2022 (Planning Ref: 22/00137/H) for a single-storey front-to-back side extension, presenting an exciting opportunity for future expansion should the new owners wish to enhance the accommodation further.

Additional benefits include gas central heating via a Worcester combination boiler newly installed in 2025, a new roof, UPVC double glazing throughout, a driveway providing convenient off-street parking, and a CCTV home security system for added peace of mind.

Conveniently positioned close to local shops, schools and bus routes, the property is just two miles from the newly redeveloped Hengrove Park, home to the South Bristol Community Hospital, Skills Academy and Hengrove Park Leisure Centre.

Living Room 13'6" x 12'11" (4.14 x 3.95)

Kitchen/Diner 16'5" max x 16'4" max (5.01 max x 5.00 max)

Bedroom One 12'9" x 9'0" (3.89 x 2.75)

Bedroom Two 10'5" x 9'10" (3.19 x 3.00)

Bedroom Three 9'8" x 7'0" (2.97 x 2.14)

Bathroom 7'2" x 6'3" (2.20 x 1.92)

Tenure - Freehold

Council Tax Band - C





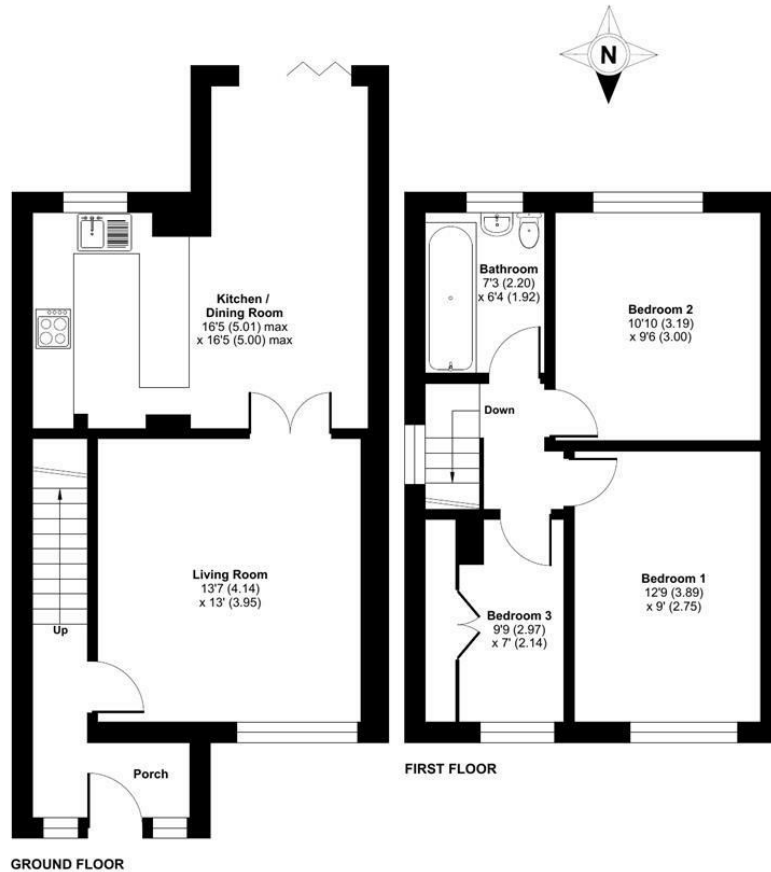




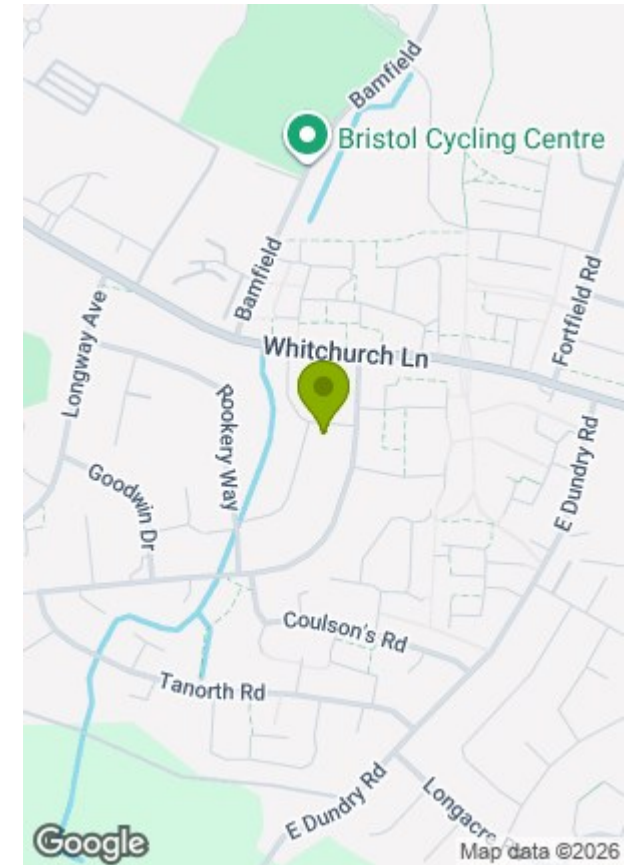
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Approximate Area = 866 sq ft / 80.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1416681



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		
		86
	68	
England & Wales	EU Directive 2002/91/EC	

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

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