



Belland Drive, Whitchurch

£365,000

- Energy Rating - D
- South Facing Garden
- Immaculately Presented
- Garden Outbuilding
- Close To Local Amenities

- Three Bedroom Semi Detached Home
- Bifold 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 modern updates throughout.

Upon entering, you're welcomed by a porchway leading into a hallway, which in turn opens into a cosy living room with a feature fireplace, perfect for relaxing evenings. Toward the rear, and connected to the living room via internal French doors, is a spacious, light-filled modern kitchen/dining room which opens directly onto the garden through bi-fold doors, providing an easy flow between indoor and outdoor spaces.

Upstairs, you'll find two well-sized double bedrooms and a practical single bedroom that could serve as a nursery or home office. The modern family bathroom includes a shower over the bath.

The south-facing rear garden is generously sized and laid out with a combination of patio, Astroturf, and stone chippings, suitable for entertaining, gardening, or relaxing. A large outbuilding at the end of the garden offers additional storage or workshop space.

Additional benefits include gas central heating via a combination boiler, a new roof, UPVC double glazing throughout, and a driveway providing convenient off-street parking.

Conveniently located near local shops, schools, and bus routes, this home is just two miles from the newly redeveloped Hengrove Park, which includes the South Bristol Community Hospital, Skills Academy, and Hengrove Park Leisure Centre, providing excellent local amenities.

Living Room 12'8" x 12'7" (3.87 x 3.85)

Kitchen/Diner 15'7" x 10'5" (4.77 x 3.19)

Bedroom One 12'4" x 8'8" (3.78 x 2.66)

Bedroom Two 9'4" x 10'2" (2.87 x 3.11)

Bedroom Three 9'4" x 6'8" (2.86 x 2.05)

Bathroom 7'0" x 6'0" (2.14 x 1.85)

Tenure - Freehold

Council Tax Band - C













