



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 combination boiler, 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

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)

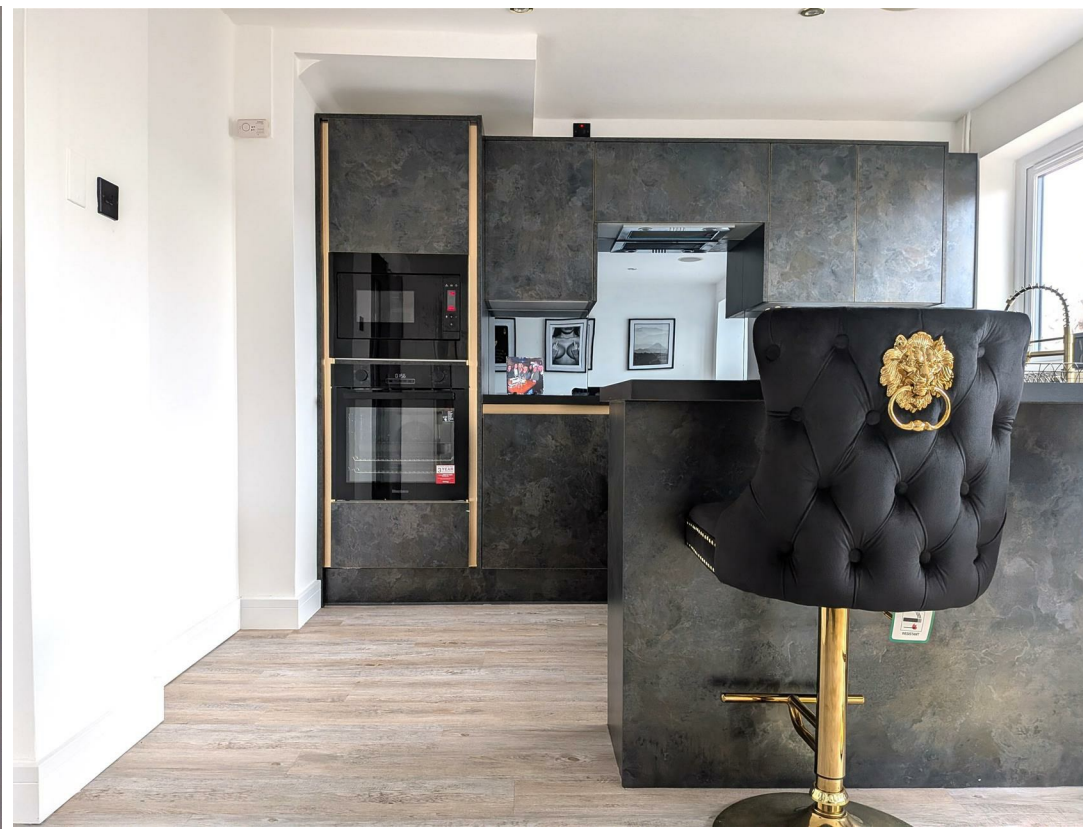
Bathroom 7'0" x 6'0" (2.14 x 1.85)

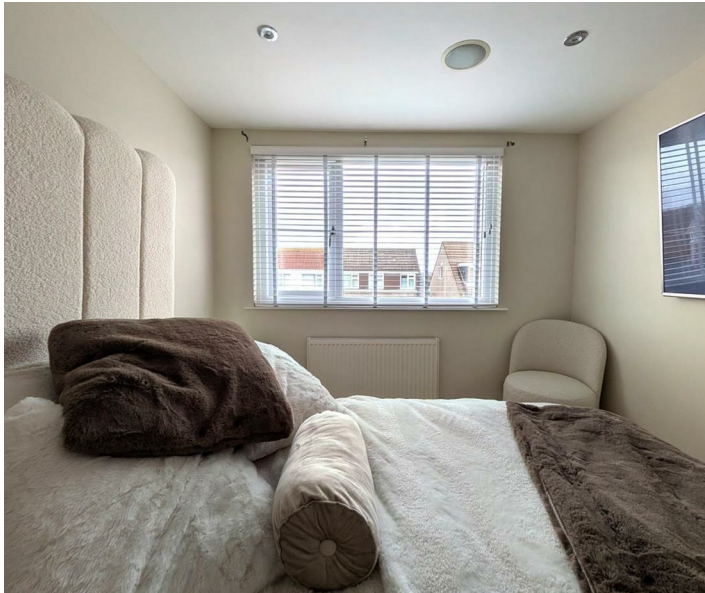
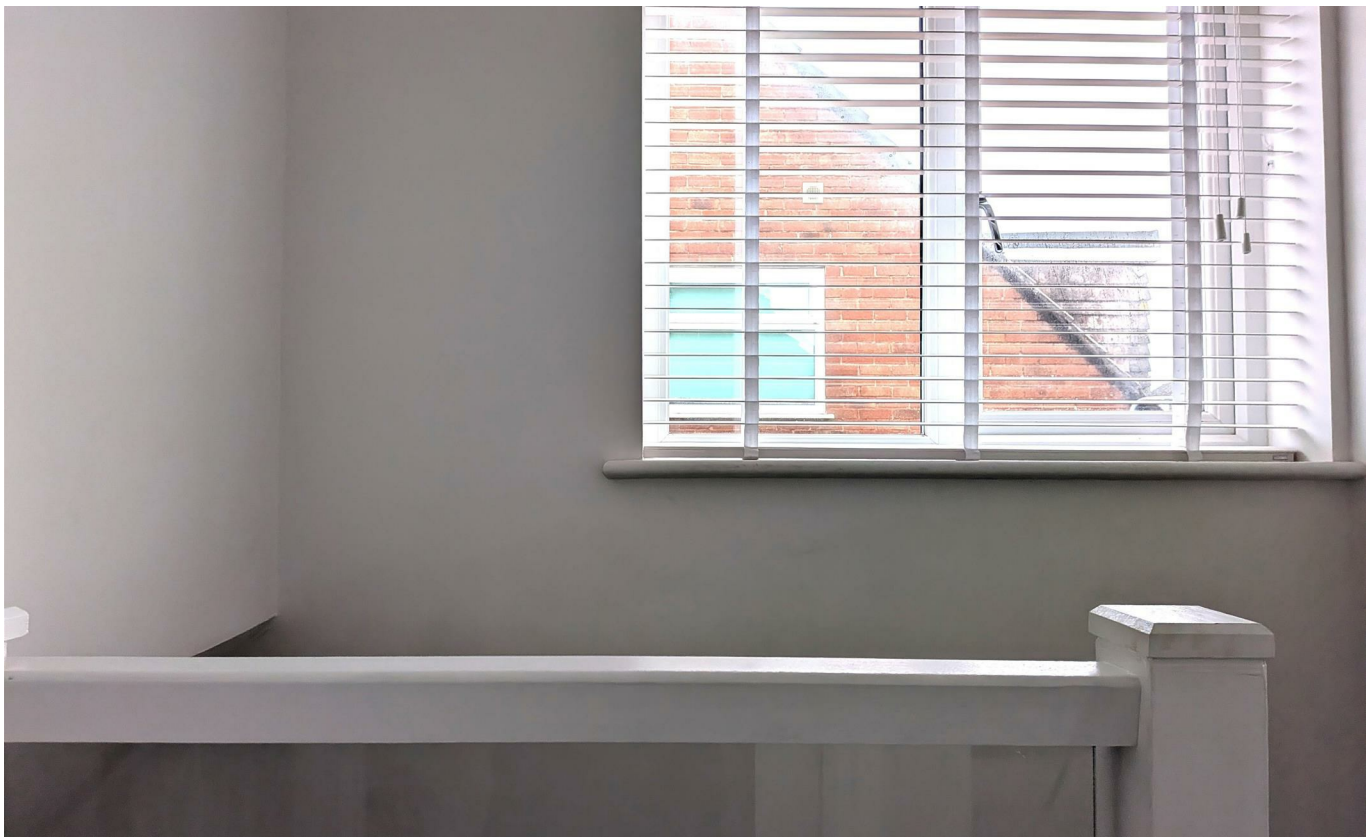
Tenure - Freehold

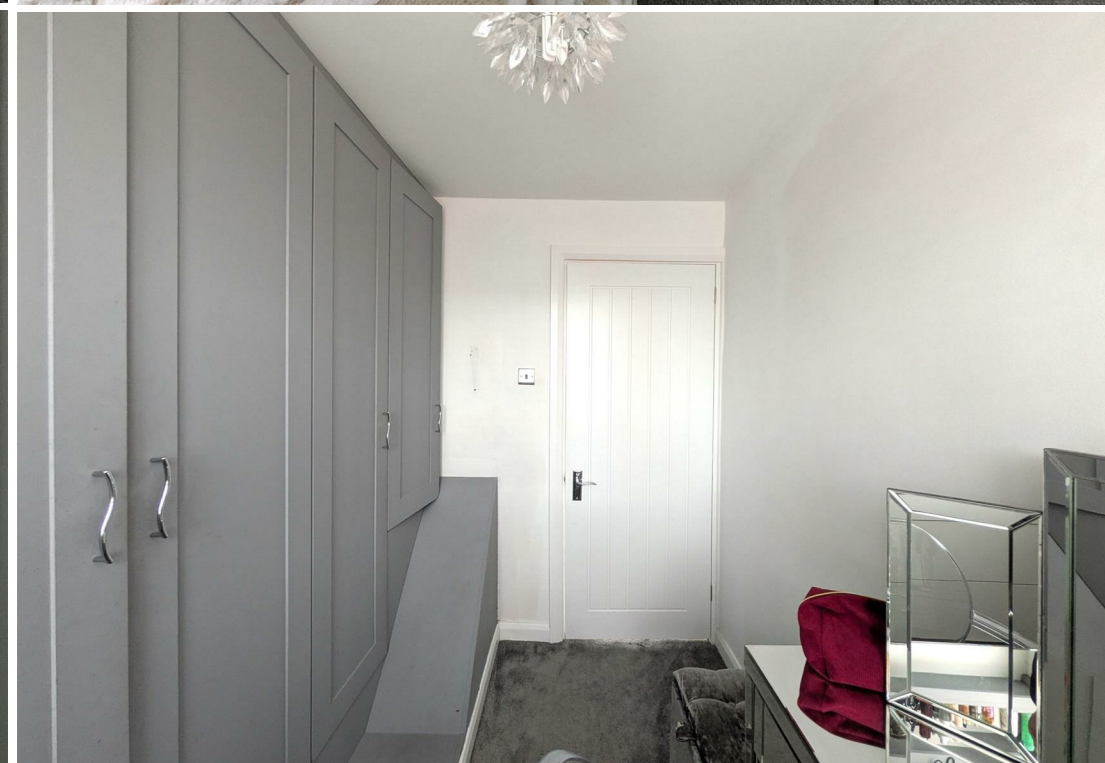
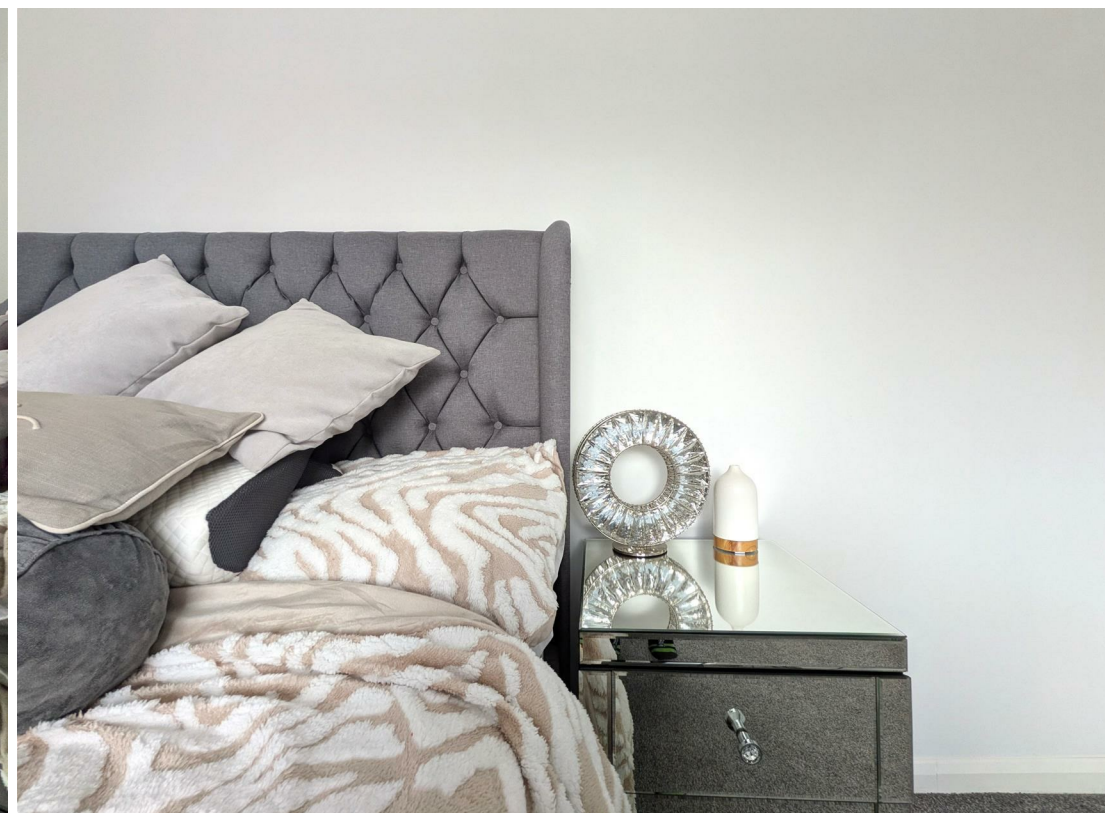
Council Tax Band - C







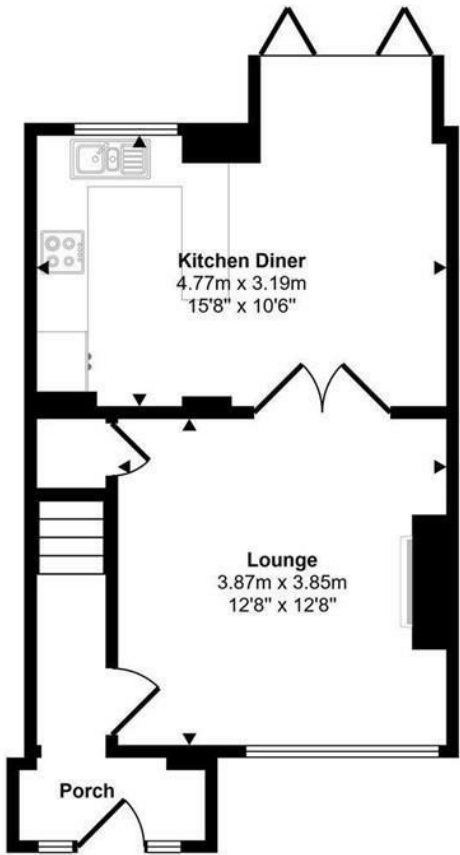




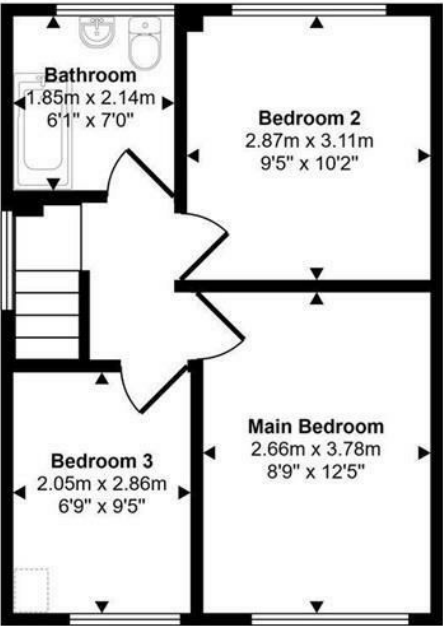


Belland Drive, Bristol, BS14

Approx Gross Internal Area
73 sq m / 785 sq ft



Ground Floor
Approx 38 sq m / 414 sq ft



First Floor
Approx 35 sq m / 372 sq ft



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		
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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.