



30 Blackberry Drive

Frampton Cotterell, Bristol, BS36 2SN

£525,000

# Property Features

- Executive extended 4 bedroom family home
- 2 reception rooms
- Kitchen/breakfast room
- Study
- Downstairs cloakroom & utility room
- 4 double bedrooms
- 2 En-suites
- Double detached garage
- Enclosed landscaped garden
- Overlooking open green area

## Full Description

### ENTRANCE

Covered entrance porch area with light, tiled flooring leading to PVCu double glazed front door with glazed panels to side.

### HALLWAY

Stairs to first floor, radiator, tiled flooring, coving.

### CLOAKROOM

PVCu double glazed window with obscured glass, circular wash hand basin with mixer tap inset vanity unit, close coupled W.C, tiled flooring, radiator.

### LOUNGE

20' 9" x 11' 7" (6.32m x 3.53m)

PVCu double glazed full length patio doors leading to rear garden and PVCu double glazed window, marble fireplace with marble back and hearth inset electric fire, 2 x radiators, laminated flooring, coving.

### KITCHEN/BREAKFAST ROOM

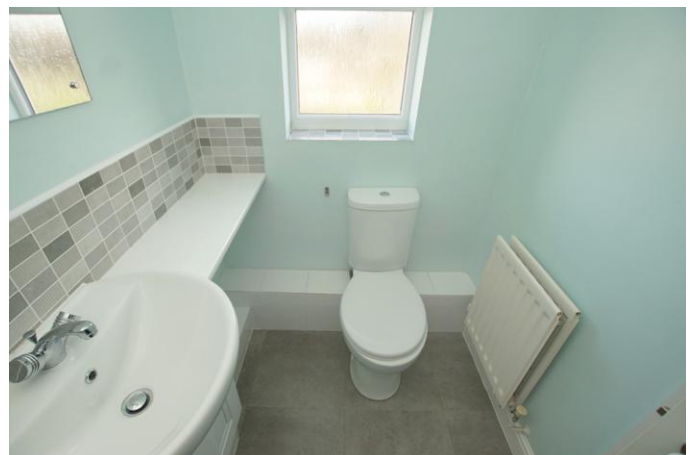
11' 7" x 11' 3" (3.53m x 3.43m)

PVCu double glazed window overlooking rear garden, range of modern shaker style wall and base units with butcher block worksurface over, one and a half bowl sink and drainer with mixer tap over, stainless steel 5 gas burner hob with glass splash back, stainless steel cooker hood with extractor and light, eye level double oven and grill, integrated fitted microwave oven, space for fridge/freezer, glass cabinets, downlighters, underfloor heating.

### DINING AREA

13' 7" x 7' 9" (4.14m x 2.36m)

PVCu double glazed bay window to front, double panel radiator, tiled flooring.



## UTILITY ROOM

8' 10" x 5' 6" (2.69m x 1.68m)

PVCu half glazed door to rear garden, window to side, range of wall and base units, stainless steel one and a half bowl sink and drainer, plumbing and space for washing machine, space for tumble dryer, downlighters, ceiling extractor fan.

## STUDY

7' 9" x 7' 2" (2.36m x 2.18m)

PVCu double glazed window to front, Velux window, radiator, laminated flooring.



## DINING ROOM/2ND RECEPTION ROOM

12' x 11' 2" (3.66m x 3.4m)

PVCu double glazed window to front of property, double glazed doors to lounge, double panel radiator, coving, laminated flooring, door to understairs storage cupboard.



## LANDING

Access to loft, partially boarded with light and Vaillant combination boiler, radiator, airing cupboard with linen shelving.

## BEDROOM ONE

14' 11" x 10' 11" (4.55m x 3.33m)

2 x PVCu double glazed windows to front of property, range of fitted furniture including wardrobes, shelving and dressing table, radiator, coving.



## ENSUITE

PVCu double glazed window with obscured glass, fully tiled walls, white bathroom suite with panelled bath with mixer taps and Mira shower over, rectangular wash hand basin with mixer tap inset vanity unit with shelving to side, close coupled W.C, stainless steel radiator/towel warmer, ceramic tiled flooring, extractor fan.

## BEDROOM TWO

12' x 11' 3" (3.66m x 3.43m)

PVCu double glazed window overlooking rear garden, radiator, door to en-suite.



## ENSUITE

PVCu double glazed window with obscured glass, shower unit with inset shower, circular wash hand basin inset vanity unit with shelving to both sides, close couple W.C, extractor fan, double panel radiator, tiled flooring.



### BEDROOM THREE

13' 11" x 8' 9" (4.24m x 2.67m) to fitted wardrobes  
PVCu double glazed window with obscured glass, radiator,  
fitted wardrobes providing hanging and shelving, dressing  
table.

### BEDROOM FOUR

11' 4" x 7' 6" (3.45m x 2.29m) including fitted wardrobes  
PVCu double glazed window overlooking front of property,  
radiator, fitted wardrobes providing hanging and shelving.

### BATHROOM

PVCu double glazed window with obscured glass, white  
bathroom suite comprising panelled bath with mixer taps  
shower attachment, fully tiled walls, circular wash hand  
basin with mixer tap inset vanity unit with cupboard below  
and shelving to side, close coupled W.C, radiator, vinyl  
flooring, extractor fan and shaver socket.

### FRONT OF PROPERTY

Gravelled area with borders, shrubs and plants, parking for 4  
plus cars, overlooking an open green area.

### DETACHED DOUBLE GARAGE

With pitch tiled roof, up and over door, power and light, loft  
area providing storage.

### REAR GARDEN

Landscaped, fully enclosed and private, mainly laid to lawn,  
large patio area, further sitting area, several well tended and  
stocked borders with plants, small shrubs and trees.

Tenure: Freehold

Council tax band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	79
EU Directive 2002/91/EC			

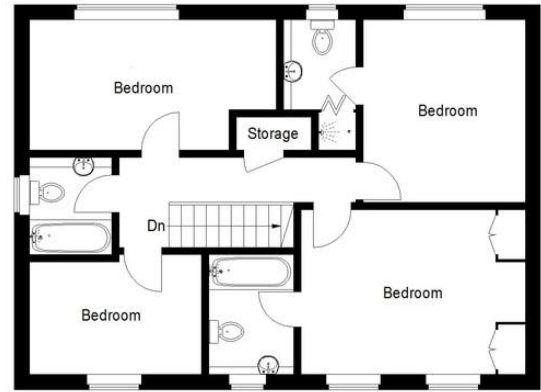
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		66	76
EU Directive 2002/91/EC			

## 30 Blackberry Drive

Approximate Gross Internal Area  
154.5 sq m / 1663 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID 517749

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision Ltd

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements