



## 7 The Drive, Bristol, BS14 9JB

**£415,000**

We are delighted to present an immaculate semi-detached house for sale, that effortlessly captures both modernity and period charm. Nestled in a quiet, family-friendly cul de sac, this property boasts three bedrooms and a well appointed bathroom with a walk in rain shower feature to deliver an opulent bathing experience.

The heart of this home lies in its striking open-plan kitchen / diner / family room. Fully extended, you can immerse yourself in an atmosphere of interaction and light, courtesy of the bifold doors that open straight onto the garden. The layout, which includes a kitchen island and dedicated dining space, promises a fluid dynamic for busy families — allowing more family moments to be created and savoured.

Bedroom 1 and 2 offer spacious double accommodations each linked to a shared, walk-in wardrobe - a Jack and Jill style rarity. The third bedroom, slightly smaller but no less welcoming, offers a perfectly cosy space for a single occupant although will fit a double bed.

## Entrance Hall



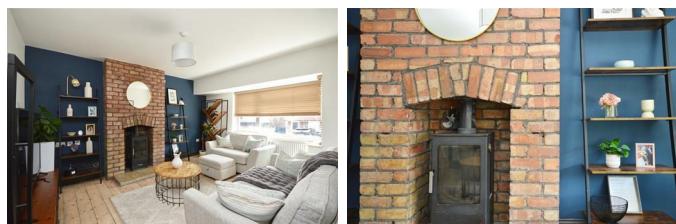
## Bedroom Two

10'5" x 9'7" (3.18 x 2.94)



## Sitting Room

15'1" x 11'2" (4.60 x 3.41)



## Open Plan Kitchen / Diner / Family Room

22'4" x 17'4" (6.83 x 5.29)



## Bedroom Three

9'1" x 6'11" (2.78 x 2.12)



## First Floor Landing

### Bedroom One

13'3" x 10'5" (4.04 x 3.18)



## Bathroom

8'6" x 6'11" (2.60 x 2.13)



## Outside

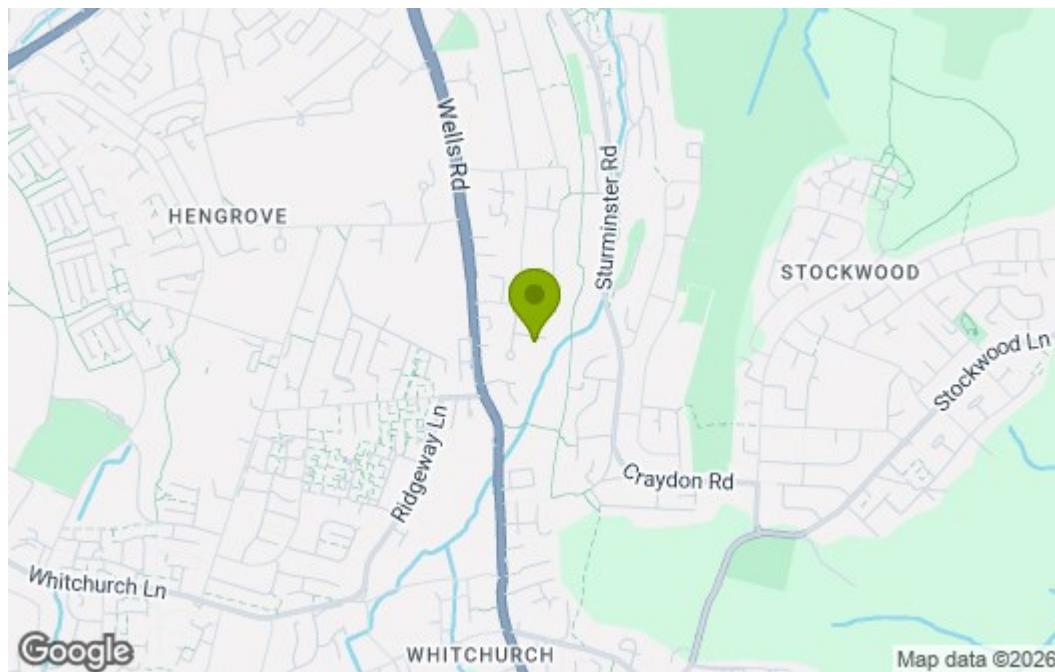


## Floor Plan

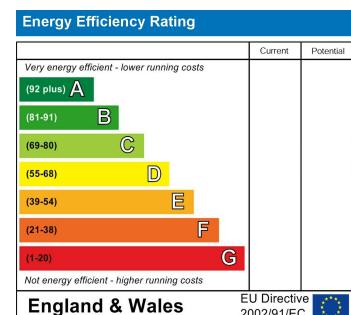


Total area: approx. 102.7 sq. metres (1105.3 sq. feet)  
7 The Drive, Hengrove, Bristol

## Area Map



## Energy Efficiency Graph



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