



14, Sally Barn Close, Longwell Green, Bristol,
South Gloucestershire, BS30 9AN

£600,000

LOCATION - LOCATION - LOCATION:

Discover a delightful four-bedroom, detached house nestled in a quiet cul-de-sac adjacent to Court Farm Road. This residence is an ideal choice for those seeking tranquility while remaining close to local shops, amenities, and the well-regarded Longwell Green Primary School. The home features a versatile layout that includes a spacious hallway with a cloakroom, a living room with a dual aspect, a sizeable dining room, a fitted kitchen, and a utility room on the ground floor. The first-floor hosts four bedrooms, with the principal bedroom boasting an en-suite bathroom, alongside a family bathroom. The exterior offers a double garage and a charming enclosed rear garden with a southwesterly aspect. Conveniently located near Gallagher Retail Park, Aspects Leisure Centre, and transport links to Bristol and Bath city centres, the Ring Road, and Keynsham Railway station. An early viewing of this property is highly recommended.



Covered Entrance Porch

Double glazed door with matching side panels leading into the hallway,

Entrance Hallway

Half turn staircase to the first floor, door to storage cupboard, double glazed window at half landing, obscure glazed paned doors into the lounge and dining room, coving, radiator, door into the cloakroom.

Cloakroom

5' 8" x 2' 6" (1.72m x 0.77m)
uPVC obscure double-glazed window to the side, low level WC, pedestal wash hand basin with mixer tap, tiled splashbacks, coving.

Lounge

18' 9" x 11' 6" (5.72m x 3.51m)
uPVC double glazed window to the front and rear, feature fireplace with gas fire set within a marble hearth, two radiators, TV aerial point, coving, wall light.

Dining Room

10' 11" x 9' 7" (3.32m x 2.92m)
uPVC double glazed window to the side, uPVC French doors leading into the rear garden, coving,



radiator, obscure glazed door into the kitchen.

Kitchen

10' 11" x 7' 7" (3.32m x 2.3m)
uPVC double glazed obscure windows to the front and side, range of wall and base units with rolled edge work surfaces, tiled splashbacks, ceramic sink with mixer tap, integrated fridge and integrated freezer, integrated dishwasher, stainless steel oven, stainless steel gas hob, cooker hood, obscure glazed door into the utility room.

Utility Room

11' 0" x 5' 3" (3.35m x 1.60m)
uPVC double glazed door and window to the rear, Upvc obscure double-glazed door to the front, range of wall and base units with rolled edge worksurfaces, tiled splashbacks, stainless steel sink, space for washing machine and tumble dryer, cupboard housing Worcester boiler and additional storage cupboard.

First Floor Landing

Hatch to the loft space, coving.

Bedroom One

12' 6" x 10' 9" (3.82m x 3.28m)
uPVC double glazed window to the rear, radiator, coving, door into the En-suite.





En Suite

7' 3" x 5' 7" (2.22m x 1.70m)

uPVC double glazed obscure window to the front and side, panel bath with antique style mixer tap and shower attachment, low level WC, pedestal wash hand basin, double radiator, shaver point.

Bedroom Two

11' 8" x 9' 6" (3.55m x 2.89m)

uPVC double glazed window to the rear, coving, radiator.

Bedroom Three

8' 8" x 7' 3" (2.65m x 2.21m)

uPVC double glazed window to the front, coving, radiator.



Bedroom Four

7' 9" x 5' 9" (2.35m x 1.75m)

uPVC double glazed window to the front, coving, radiator, telephone point.

Bathroom

5' 9" x 5' 6" (1.74m x 1.68m)

uPVC double glazed obscure window to the front, panel bath with antique style mixer tap, pedestal wash hand basin, low level WC, shaver point and light, radiator.

Double Garage

18' 3" x 18' 3" (5.57m x 5.56m)

Two up and over doors, power, and light supply Upvc courtesy door.



Front

The double garage is located to the front of the property with a pathway leading to the front door, there is a small patio area with access to the utility room, the front garden is a laid to lawn withy mature shrub and flower borders. There is gated access to the rear of the property.

Rear Garden

The south -westerly rear garden is enclosed and private garden with a raised decked area, pergola and, raised flower beds. The garden is laid to lawn with mature

trees, shrub, and flower borders, outside lighting and a water tap.

Tenure Freehold - **Council Tax** Band E
Local Authority South Gloucestershire

EPC AND FLOORPLAN TO BE ADDED

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not conducted a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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