



14, Isleys Court, Longwell Green, Bristol,
South Gloucestershire, BS30 7DR

£475,000

NO ONWARD CHAIN. Anne James Estate Agents are pleased to offer to the market this detached four bedroom property situated within one of Longwell Green's most sought after locations. This well proportioned family home briefly comprises to the ground floor of a cloakroom, a generous lounge, separate dining room and kitchen. to the first floor can be found four generous bedrooms and a family bathroom. Externally there is a well kept, south facing rear garden which is laid to lawn with various shrub and flower borders and a generous patio area perfect for a summer's evening to unwind and relax. There is a driveway providing off street parking for two/three vehicles which leads to a single garage. Well placed for Gallagher Retail Park, schools, Ring Road all on the doorstep. Offered with No Onward Chain early viewing is advised.

Entrance

uPVC double glazed door with decorative glass insert.

Entrance Hallway

Laminate flooring, door to the lounge, kitchen and dining room, under stairs storage cupboard, half turn staircase with window to the side, single radiator, half panelled walls, door to the cloakroom.

Cloakroom

uPVC obscure window to the side, low level WC, wash hand basin, laminate flooring.

Lounge

19' 2" x 10' 9" (5.85m x 3.27m)

Two double glazed windows to the front (one of which is a bay) one single radiator and one double radiator, feature fireplace with electric fire insert, coved ceiling.

Dining Room

9' 0" x 10' 6" (2.75m x 3.20m)

uPVC patio doors leading to the rear garden,

single radiator, serving hatch to the kitchen, dado rail coved ceiling

Kitchen

9' 11" x 10' 2" (3.03m x 3.11m)

uPVC double glazed door and window to the rear, range of wall and base units with rolled edge worktops and tiled splashbacks, electric oven with gas hob, extractor hood, space for washing machine, space for a fridge, double drainer sink unit with mixer tap, laminate flooring.

First Floor Landing

Doors to all bedrooms, bathroom and airing cupboard. Access to the loft space.

Bedroom One

10' 4" x 10' 4" (3.15m x 3.15m)

Double glazed window to the front, single radiator, coved ceiling.

Bedroom Two

10' 5" x 10' 2" (3.18m x 3.09m)

uPVC double glazed window to the rear, single radiator, coved ceiling.





Bedroom Three

9' 7" x 8' 7" (2.92m x 2.62m)

Double glazed window to the front, single radiator, coved ceiling.

Bedroom Four

8' 10" x 8' 4" (2.69m x 2.53m)

uPVC double glazed window to the rear, single radiator, built in storage cupboard, coved ceiling.

Shower Room

5' 7" x 9' 7" (1.70m x 2.93m)

uPVC obscure window to the side, white suite comprising low level WC, pedestal wash hand basin, walk in shower cubicle, single radiator, fully tiled walls, laminate flooring.



Front Garden

The front garden is laid to lawn with a driveway to the side which provides off street parking for two/three cars, the driveway leads to a single garage.

Rear Garden

There is a well maintained, enclosed, south facing rear garden which is of a good size with a patio area, lawn, mature shrub borders, outside tap and garden shed. There is gated access to the side of the property and a courtesy door to the garage.



Garage

Up and over door, power and light supply, courtesy door to the rear garden.

Tenure Freehold, **Local Authority** South Gloucestershire, **Council Tax Band** Council Tax Band D

Floorplan and Epc to be inserted

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out 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 also 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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