



20, Earlstone Close, Longwell Green, Bristol,
South Gloucestershire, BS30 8HQ

£495,000

Presenting a wonderful opportunity to purchase a stunning detached residence in the heart of Longwell Green, this lovely four-bedroom detached house boasts spacious accommodation ideal for the growing family. Tucked away in this popular cul de sac, the property provides well-presented accommodation throughout to briefly include a hallway, a cloakroom, a generous lounge and a spacious light and airy kitchen/dining room to the ground floor. Upstairs can be found four generous bedrooms and a good sized bathroom with a white suite. Stepping outside, the house sits centrally in attractive well tended, easily maintained gardens. The dwelling further boasts a driveway for several cars, an integral garage (currently used as a utility room). This impressive property offers a convenient location, close to all amenities, so early viewing of this fine property is highly recommended.

Entrance

The entrance to the property is through a Upvc door with obscure double-glazed window, matching Upvc double glazed obscure side panel into the entrance hallway.

Entrance hallway

4' 8" x 3' 3" (1.41m x 0.98m)
Part glazed door to the lounge.

Lounge

16' 8" x 12' 5" max (5.07m x 3.79m)
Upvc double glazed window to the front, staircase to the first floor, feature fireplace with electric fire, double radiator, coving, TV and telephone point part glazed door into the kitchen/diner.

Kitchen/Diner

22' 3" x 10' 6" (6.78m x 3.21m)
Upvc double glazed window and French doors to the rear, range of wall and base units with rolled edge work surfaces and tiled splashbacks, 1.5 bowl stainless steel sink with mixer tap, space for a cooker, breakfast bar, space for a dining table, door into the cloakroom, door into

the integral garage, door into cupboard housing a Vaillant gas boiler (2 years old).

Cloakroom

7' 10" x 2' 0" (2.38m x 0.62m)
Upvc double glazed window to the rear, low level WC, pedestal wash hand basin.

Integral Garage

17' 1" x 7' 8" (5.21m x 2.34m)
Up and over door, power and light supply, plumbing for a washing machine, wall and base units.

Landing

Upvc double glazed window to the side, doors to all bedrooms, bathroom.

Bedroom One

12' 6" x 12' 1" (3.82m x 3.68m)
Upvc double glazed window to the front, radiator, laminate flooring, door to large storage cupboard.

Bedroom Two

12' 6" x 8' 11" (3.81m x 2.72m)
Upvc double glazed window to the front, laminate flooring, radiator.





Bedroom Three

9' 11" x 7' 5" (3.03m x 2.27m)

Upvc double glazed window to the rear, radiator, laminate flooring, coving.

Bedroom Four

8' 0" x 7' 5" (2.44m x 2.27m)

Upvc double glazed window to the rear, radiator.

Bathroom

10' 6" x 5' 7" (3.20m x 1.71m)

Upvc double glazed obscure window to the rear, panel bath, electric shower over, wash hand basin, low level WC, fully tiled walls, heated towel rail, access to insulated loft space.



Front garden

There is a gated driveway providing off street parking for several cars with gated access at the side of the property to the rear garden, shingle area and a raised flower bed.

Rear Garden

The attractive rear garden is west facing and enclosed, the garden is of a generous size, easily maintained with two patio areas, shingle area a raised flower beds, a garden shed and outside water tap.



Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax

Tax Band D

EPC and Floorplan to be added when available.

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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