



20, Hoopers Walk, Longwell Green, Bristol,
South Gloucestershire, BS30 9DZ

£375,000

We are delighted to offer this superb three-bedroom semi-detached home situated in a sought-after cul-de-sac and beautifully maintained throughout. Constructed in 2018, this delightful family home offers a wonderful blend of contemporary style and practical living. The ground floor comprises a welcoming entrance hall with cloakroom, a bright and spacious lounge with French doors leading out to an attractive sunny south-westerly facing rear garden, and a modern, well-equipped kitchen. On the first floor, there are three generously sized bedrooms. The principal bedroom benefits from its own en-suite shower room, complemented by a modern family bathroom. The property enjoys gas central heating, UPVC double glazing, a garage and two parking spaces and an attractive open aspect to the rear. Perfectly located within walking distance of the village centre, this home offers easy access to a range of shops including M&S, B&Q, and Boots, as well as excellent schools, leisure facilities, and transport links to Bristol, Bath, and Keynsham Railway Station. An early viewing is strongly advised to appreciate all this superb property has to offer.

Entrance

The covered entrance to the property is through a composite door which leads into the entrance hallway.

Entrance Hallway

Staircase to the first floor, under stair storage cupboard, doors into the kitchen, lounge and cloakroom, radiator.

Cloakroom

Upvc double glazed obscure window to the front, contemporary white suite comprising of a wall hung WC with concealed cistern, vanity wash hand basin with mixer tap, porcelain tiled floor, radiator and extractor fan.

Kitchen/Breakfast Room

14' 0" x 8' 7" (4.27m x 2.61m)

Upvc double glazed window to the front, modern range of wall and base units with square edge work surfaces, inset sink with mixer tap, gas hob with extractor over, integrated oven, integrated fridge/freezer, integrated dishwasher, space for a washing machine, concealed gas wall mounted boiler, radiator, porcelain tiled flooring, radiator, inset spotlights.

Sitting Room

15' 9" x 12' 2" (4.80m x 3.70m)

Upvc double glazed window and French doors to the rear garden, two radiators.

First Floor Landing

Doors to bedrooms and the family bathroom, built in storage cupboard, radiator, access to loft space.

Bedroom One

10' 9" x 9' 0" (3.28m x 2.74m)

Upvc double glazed window to the front, radiator, door into the En-suite.

En-Suite

Modern white suite comprising of a wall hung WC with concealed cistern, vanity wash hand basin, tiled shower cubicle with glass screen, heated towel rail.

Bedroom Two

11' 6" x 8' 1" (3.51m x 2.47m)

Upvc double glazed window to the rear with views over open countryside, radiator.

Bedroom Three

8' 9" x 7' 6" (2.67m x 2.28m)

Upvc double glazed window to the rear with views of open countryside, radiator.





Family Bathroom

Upvc obscure double-glazed window to the front, modern white suite comprising of a panel bath with shower over, glass screen, wall hung WC with concealed cistern, pedestal wash hand basin with mixer tap, tiled splashbacks, heated towel rail, tiled flooring, extractor fan.

Garage and parking

19' 11" x 11' 0" (6.07m x 3.35m)

To the front of the property there is a private parking space, with a larger-than-average garage situated beneath a coach house to the side. The garage is fitted with an up-and-over door and benefits from an additional parking space directly in front, providing ample parking.



Rear Garden

There is an attractive, enclosed and private, south facing rear garden which is of a generous size. It is mainly laid to lawn with a patio, mature flower and shrub borders and south facing. The rear garden has an open aspect with views over open countryside.

Tenure

Property - Freehold Garage - Leasehold 992 years - no additional costs

Local Authority

South Gloucestershire



Council Tax Band

Band C

Development Management Fee (Pinnacle)

Management Fee

There is a management company who look after the grounds and common parts, pruning of hedges, bat box cleaning, weeding, lighting, parking scheme and children's play area.

The yearly charge for this service is £450,00 which is paid in two instalments January and July.

Permit Parking Each resident is provided with a parking permit.

Hoopers Walk, Longwell Green, Bristol, BS30

Approximate Area = 840 sq ft / 78 sq m

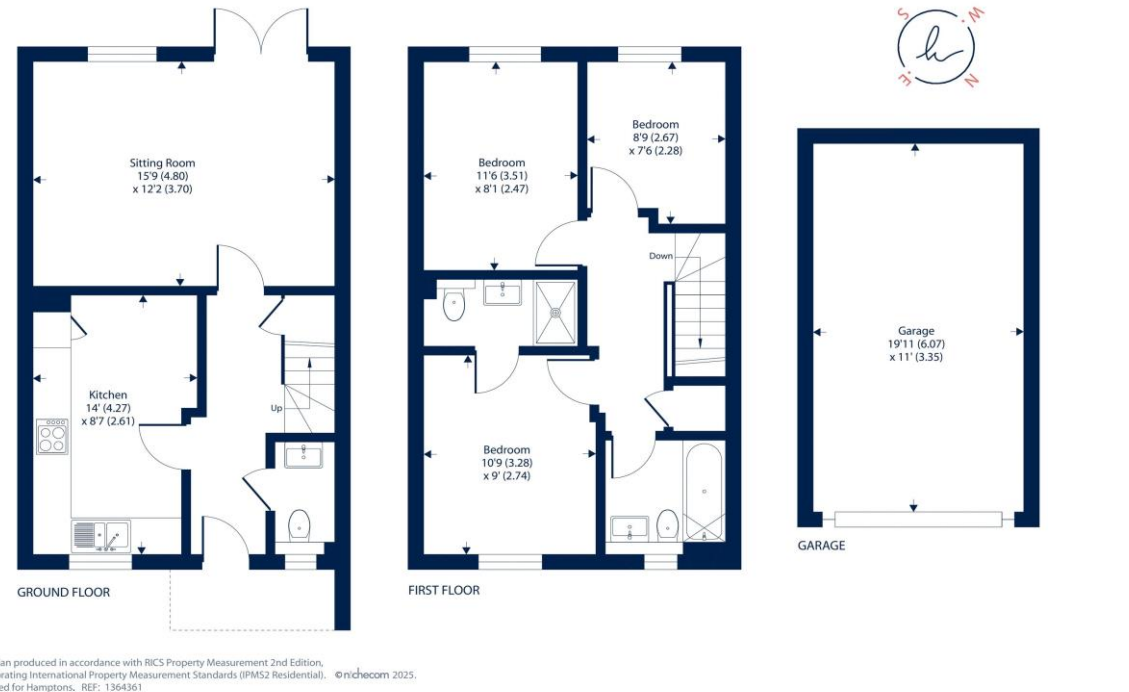
Garage = 219 sq ft / 20.3 sq m

.For identification only - Not to scale

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



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

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol