



47, Williams Close, Longwell Green, Bristol,
South Gloucestershire, BS30 9BS

£340,000

Occupying a sought-after cul-de-sac position in one of the more established parts of Longwell Green is this three-bedroom semi-detached house. This lovely family home boasts spacious accommodation ideal for the growing family to briefly comprise of an entrance porch, an entrance hallway, a lounge, a dining room, a conservatory, and a modern kitchen at ground floor level. Upstairs there are three bedrooms and a shower room. The rear garden is an absolute joy, being south facing and enclosed and private, whilst at the front there is a driveway which leads to a single garage. Further benefits include double glazing and gas central heating. The location in Longwell Green is highly desirable, offering easy access to local amenities, coveted schools, and parks. Offered with NO ONWARD CHAIN and sure to be of great interest, early viewing is highly recommended.

Entrance

The entrance to the property is through a Upvc double glazed door into the entrance porch.

Entrance porch

6' 2" x 3' 3" (1.89m x 1.00m)

Upvc double glazed construction, Upvc double glazed obscure door into the entrance hallway.

Entrance Hallway

Staircase to the first floor, radiator, obscure glazed French doors into the lounge.

Lounge

13' 7" x 12' 6" (4.14m x 3.82m)

Upvc double glazed window to the front, feature fireplace with marble hearth and wooden surround, inset gas fire, TV and telephone points, coving, radiator, under stair storage cupboard, obscure glazed window to the porch, cupboard housing utility meters, glazed French doors to the dining room.

Dining Room

10' 4" x 8' 4" (3.16m x 2.55m)

Upvc double glazed sliding patio doors to the conservatory, radiator, archway into the kitchen.

Conservatory

10' 8" x 8' 1" (3.25m x 2.46m)

Upvc double glazed construction on a low wall, door to rear garden.

Kitchen

11' 0" x 7' 1" (3.35m x 2.16m)

Upvc double glazed window to the side, Upvc double glazed door and window to the rear, range of wall and base units with rolled edge work surfaces, stainless steel 1.5 sink unit with mixer tap, stainless steel oven and gas hob, space for a fridge/freezer, space for a washing machine, wall mounted gas boiler.

First Floor Landing

Upvc double glazed window to the side, loft hatch to loft space.

Bedroom One

13' 1" x 8' 10" (4.00m x 2.68m)

Upvc double glazed window to the front, radiator.

Bedroom Two





9' 4" x 9' 3" (2.85m x 2.81m)

Upvc double glazed window to the rear, fitted wardrobe and storage cupboard, radiator.

Bedroom Three

10' 3" widest point x 6' 9" (3.13m x 2.06m)

Upvc double glazed window to the front, radiator, bulkhead storage cupboard,

Shower Room

6' 2" x 6' 1" (1.89m x 1.86m)

Upvc double glazed obscure window to the rear, tiled shower cubicle, vanity unit with storage and inset wash hand basin, mixer tap, low level WC with concealed cistern, radiator.



Garage

17' 9" x 8' 5" (5.40m x 2.56m)

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

Front garden

There is a driveway to the front of the property leading to the garage with a shingle area and mature shrubs.

Rear Garden

The south facing rear garden is of a generous size, enclosed and private with two patio areas, a summer house, mature tree and shrub planting and an outside tap.



Tenure

Freehold

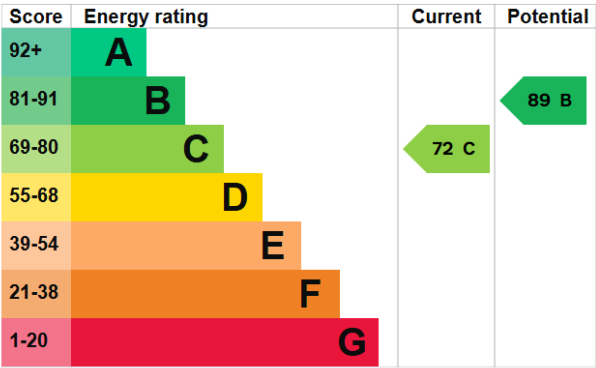
Local Authority

South Gloucestershire

Council Tax Band

Band C

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



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 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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