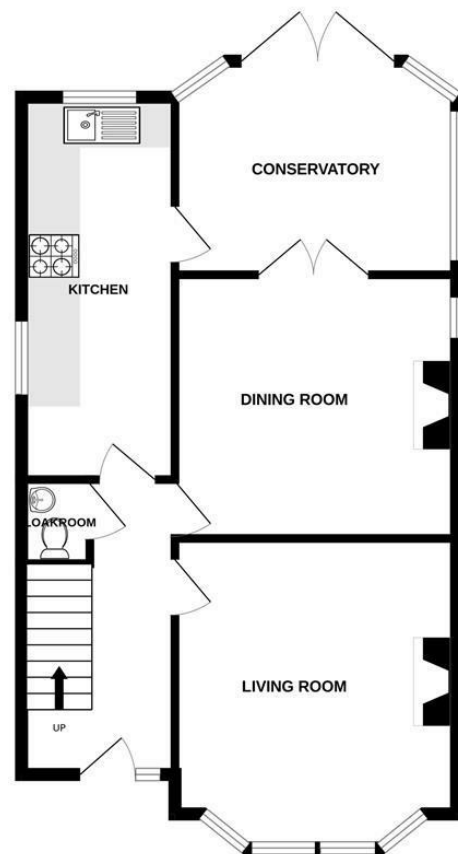
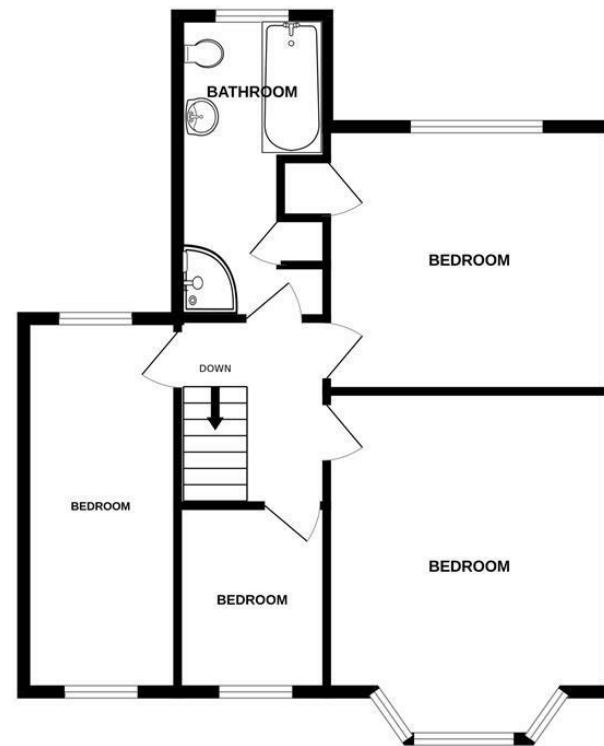


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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48 Court Farm Road, Longwell Green, Bristol, BS30 9AD



£700,000

A handsome four bedroom detached home situated on a premier road in the heart of Longwell Green.

- Detached ▪ Substantial gardens ▪ Two Reception rooms ▪ Kitchen ▪ Conservatory ▪ WC ▪ Four bedrooms ▪ Bathroom ▪ Garage ▪ Marketed with complete onward chain

www.daviesandway.com  
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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# 48 Court Farm Road, Longwell Green, Bristol, BS30 9AD

A handsome four bedroom detached residence that sits within generous grounds within a highly sought after road. Internally the home offers well cared for accommodation throughout that has been extended to create spacious versatile rooms.

The ground floor comprises of a welcoming entrance hallway which leads to a bay fronted lounge, a generous dining room with feature fireplace and a fitted kitchen. The ground floor further offers a delightful conservatory which enjoys garden views, in addition to a useful WC. To the first floor four good sized bedrooms are found (three doubles, one single) in addition to an extended family bathroom.

Externally the home offers extremely generous gardens, which to the front consists of a level lawn, well stocked flower beds and a driveway which leads to a single garage. The rear garden boasts a large lawn which is enclosed by fenced boundaries and well stocked flower beds. This garden further boasts a full width patio and greenhouse.

## INTERIOR

### GROUND FLOOR

#### PORCH 2.1m x 0.9m (6'10" x 2'11" )

Obscured double glazed windows and door leading to hallway.

#### ENTRANCE HALLWAY 4.1m x 2.1m (13'5" x 6'10" )

Radiator, power points, built in storage cupboard, stairs rising to first floor landing, doors leading to rooms.

#### RECEPTION ONE 4.6m x 4m (15'1" x 13'1" )

to maximum points into bay. Double glazed bay window to front aspect, radiator, power points.

#### RECEPTION TWO 3.8m x 3.7m (12'5" x 12'1" )

Double glazed window to side aspect, glazed windows and French doors leading to conservatory, radiator, power points, feature gas flame effect fireplace with wood surround.

#### KITCHEN 5.3m x 2.1m (17'4" x 6'10" )

Dual aspect double glazed windows to rear and side aspects, kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, range of integrated appliances including electric oven, four ring electric hob with extractor fan over, fridge, freezer and dishwasher. Space and plumbing for washing machine and tumble dryer, power points, radiator, tiled splashbacks to all wet areas. Door leads to conservatory.

#### CONSERVATORY 3.8m x 3.8m (12'5" x 12'5" )

Double glazed windows to rear and side aspects overlooking rear garden, double glazed French doors to rear aspect providing access to rear garden, radiator, power points, door leading to kitchen.

#### WC 1.6m x 0.8m (5'2" x 2'7" )

Matching two piece suite comprising wash hand basin with mixer tap over and low level WC, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 2.9m x 1.9m (9'6" x 6'2" )

Access to loft via hatch, power points, doors to rooms.

#### BEDROOM ONE 4.8m x 3.9m into bay (15'8" x 12'9" into bay )

Double glazed bay window to front aspect overlooking front garden, radiator, power points.

#### BEDROOM TWO 3.7m x 3.6m (12'1" x 11'9" )

Double glazed window to rear aspect overlooking rear garden, built in wardrobe, radiator, power points.

#### BEDROOM THREE 5.2m x 2.1m (17'0" x 6'10" )

Dual aspect double glazed windows to front and rear aspects, radiator, power points.

#### BEDROOM FOUR 2.6m x 2.1m (8'6" x 6'10" )

Double glazed window to front aspect, radiator, power points.

#### BATHROOM 4.6m x 2.1m (15'1" x 6'10" )

Obscured double glazed window to rear aspect, matching four piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, walk in shower cubicle with dual head shower off mains supply over, heated towel rail, built in storage cupboard, splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Generous front garden mainly laid to hardstanding that serves as off street parking that is accessed via double gates, lawn, wall and shrub boundaries, well stocked flower beds, access to rear garden.

#### REAR GARDEN

Extremely generous rear garden mainly laid to lawn with fenced boundaries, well stocked flower beds, patio, greenhouse.

#### GARAGE

Single garage accessed via up and over door.

#### TENURE

This property is freehold.

#### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E according to [www.gov.uk](http://www.gov.uk) website. We have been informed by the seller of the property that building regulations approval and all necessary planning consents are in place where required for the extensions.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council

([bathnes.gov.uk](http://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

