

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

14 Cottonwood Drive, Longwell Green, Bristol, BS30 9UF



Guide Price £525,000

A modern and recently improved four bedroom detached home located within a quiet cul de sac.

- Lounge ▪ Breathtaking kitchen/dining room ▪ Snug ▪ Ground floor fourth bedroom ▪ Three first floor bedrooms ▪ Dressing room ▪ En suite ▪ Bathroom ▪ Landscaped gardens



Ground Floor

First Floor

Total Area: 122.0 m² ... 1313 ft² (excluding store)
All measurements are approximate and for display purposes only.

14 Cottonwood Drive, Longwell Green, Bristol, BS30 9UF

An excellently presented and improved four bedroom detached home that has been subject to extensive modernisation within recent years and offers contemporary accommodation that's situated in a residential cul de sac that directly backs onto and overlooks neighbouring green space.

Internally the ground floor offers a lengthy entrance hallway, a generous lounge and breathtaking kitchen/dining room with range of integrated appliances and centrepiece island. The ground floor further offers a versatile snug in addition to a fourth bedroom or home office. To the first floor three double bedrooms are found in addition to a fully fitted dressing room, a luxury en suite shower room and a family bathroom.

Externally the home sits within an idyllic cul de sac, directly backing onto and overlooking nearby green space. The front of the property is mainly laid to hardstanding that provides off street parking for two vehicles and benefits from an EV charging point, while the rear has been landscaped with the ease of maintenance in mind and offers a artificial lawn, a wrap around patio within inset seating and a pergola, in addition to a timber workshop.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.7m x 1m (18'8" x 3'3")

Obscured double glazed window to front aspect, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.8m x 3.8m (15'8" x 12'5")

Double glazed window to front aspect, built in storage to chimney recesses, radiators, power points.

SNUG 3m x 2.6m (9'10" x 8'6")

Benefitting from power, lighting and opening leading to office.

BEDROOM FOUR/OFFICE 2.6m x 2.3m (8'6" x 7'6")

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

KITCHEN/DINING ROOM 5.8m x 4.2m (19'0" x 13'9")

Double glazed window and French doors to rear aspect overlooking and providing access to rear garden. High quality bespoke built kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, range of integrated appliances including double electric oven, five ring gas hob with extractor fan over, fridge, freezer, dishwasher and wine cooler. Space and plumbing for washing machine within pantry cupboard, centrepiece island, power points, radiator, tiled splashbacks to all wet areas.

WC 2m x 0.9m (6'6" x 2'11")

Obscured double glazed window to front aspect, modern matching two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC, heated towel rail, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.9m x 1m (12'9" x 3'3")

to maximum points. Access to loft via hatch, built in storage cupboard, radiator, power points, doors leading to rooms.

BEDROOM ONE 4m x 3.2m (13'1" x 10'5")

to maximum points. Double glazed window to front aspect overlooking nearby green space, three built in double wardrobes, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.4m x 1.2m (7'10" x 3'11")

Obscured double glazed window to side aspect, luxury three piece suite comprising freestanding wash hand basin with mixer tap over, low level WC, walk in shower cubicle with dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

BEDROOM TWO 3.7m x 3.1m (12'1" x 10'2")

Double glazed window to rear aspect overlooking rear garden and neighbouring green space, built in triple wardrobe, radiator, power points.

BEDROOM THREE 3.1m x 2.7m (10'2" x 8'10")

Double glazed window to rear aspect overlooking rear garden and adjoining green space, radiator, power points.

DRESSING ROOM 3.1m x 2.7m (this measurement includes bulkhead) (10'2" x 8'10" (this measurement includes bulkhead))

Double glazed window to front aspect overlooking nearby green space, occupying the footprint of the former fourth bedroom and now utilised with six built in double wardrobes and a dressing table in addition to a power point.

BATHROOM 2.1m x 1.7m (6'10" x 5'6")

Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with mixer tap and shower attachment over, radiator, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to hardstanding that provides off street parking for two vehicles, shrub boundary, well stocked flower beds. EV charging point, timber bin store, gated path leading to rear garden, path leading to front door.

REAR GARDEN

Landscaped rear garden mainly laid to artificial lawn with fenced boundaries, patio with in built seating area with raised flower beds surrounding, pergola, raised deck, timber workshop.

PARTIAL GARAGE

Comprising the front portion of a partially converted garage, benefitting from power and lighting and ideal for storage.

TENURE

This property is freehold.

AGENT NOTE

This property is in council tax band E according to www.gov.uk website.

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)

<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.

