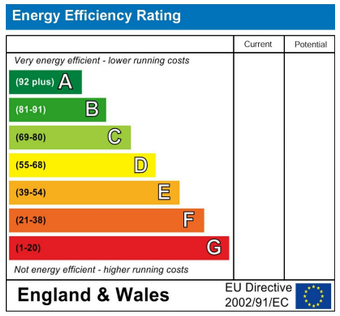

Sally Barn Close, Longwell Green, Bristol, BS30

Approximate Area = 1401 sq ft / 130.1 sq m
Garage = 358 sq ft / 33.2 sq m
Total = 1759 sq ft / 163.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Davies & Way. REF: 1283325

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Tel: 0117 9863681 email: keynsham@daviesandway.com

15 Sally Barn Close, Longwell Green, Bristol, BS30 9AN

£625,000

A well cared for three double bedroom detached home boasting a fantastic rear garden, located in a well regarded cul de sac.

▪ Detached ▪ Living room ▪ Dining room ▪ Conservatory ▪ Kitchen ▪ Three double bedrooms ▪ En suite ▪ Bathroom ▪ Rear garden ▪ Double garage

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RICS

15 Sally Barn Close, Longwell Green, Bristol, BS30 9AN

Positioned in a well-regarded cul de sac within Longwell Green, this well-cared-for and spacious three double bedroom home offers an ideal setting for family life.

Internally, the home is entered via a bright and airy entrance hallway, which leads to a dual-aspect living room with French doors opening onto the rear garden, a modern kitchen and a separate dining room, which also enjoys French doors providing access to a conservatory overlooking the garden. A useful cloakroom completes the ground floor.

Upstairs, you'll find three double bedrooms, all benefiting from fitted wardrobes. The main bedroom boasts an en-suite shower room, while the remaining two bedrooms are served by a well-appointed family bathroom.

Externally, the property features a fantastic westerly-facing rear garden, mainly laid to lawn with a patio area ideal for outdoor dining. A side courtyard provides additional outdoor space and houses a useful timber summerhouse. The home also benefits from a double garage and a block-paved driveway to the front, offering ample off-street parking.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.5m x 1.8m (11'5" x 5'10")
Doors leading to ground floor rooms and staircase to first floor with storage cupboard below. Radiator and power points.

LIVING ROOM 5.8m x 3.6m (19'0" x 11'9")
Double glazed window to front aspect and French doors to rear garden. Gas feature fireplace with stone surround and mantle, radiator and power points.

DINING ROOM 3.4m x 3.4m (11'1" x 11'1")
Double glazed windows to both side and rear aspect, French doors leading to conservatory and a folding door to kitchen. Radiator and power points.

CONSERVATORY 5.2m x 3.1m (17'0" x 10'2")
Double glazed windows and French doors to rear garden, radiator and power points.

KITCHEN 5.4m x 3.4m (17'8" x 11'1")
to maximum points. Double glazed window to front aspect and door to rear garden. Matching wooden wall and base units with work surfaces over, integrated electric fan assisted double oven and gas hob, space and plumbing for white goods. Tiled splashbacks and flooring, spotlight lighting, radiator and power points.

CLOAKROOM 1.8m x 1m (5'10" x 3'3")
Double glazed obscured window to front aspect, wash hand basin with mixer tap over, cupboard below and tiled splashbacks to area. Low level WC and a radiator.

FIRST FLOOR

LANDING
Double glazed window to rear aspect, doors leading to first floor rooms, access to loft via a hatch, wooden banister and power points.

BEDROOM ONE 3.9m x 3.4m (12'9" x 11'1")
Double glazed window to rear aspect, door leading to en suite shower room, fitted wardrobes, radiator and power points.

EN SUITE 2.1m x 1.8m (6'10" x 5'10")
Double glazed obscured windows to front and side aspect, walk in shower cubicle with rainfall attachment over, pedestal sink with hot and cold taps and a low level WC. Tiled walls and flooring, spotlight lighting, underfloor heating, heated towel rail and shaving power points.

BEDROOM TWO 3.6m x 3.3m (11'9" x 10'9")
Double glazed window to rear aspect, fitted wardrobes, radiator and power points.

BEDROOM THREE 4.8m x 2.4m (15'8" x 7'10")
Double glazed window to front aspect, fitted wardrobes, radiator and power points.

BATHROOM 1.8m x 1.7m (5'10" x 5'6")
Double glazed obscured window to front aspect, panelled bath with mixer tap and shower attachment over, pedestal sink with hot and cold taps and a low level WC. Halfway tiled walls, tiled flooring, spotlight lighting and a radiator.

EXTERIOR

FRONT OF PROPERTY
Block paved driveway accessed via a dropped kerb, laid to tarmac providing access onto double garage and a lawn area with well established shrubbery.

REAR GARDEN
Westerly with a level lawn and fenced boundaries. Patio area for outdoor dining and exterior spotlights and access to side courtyard.

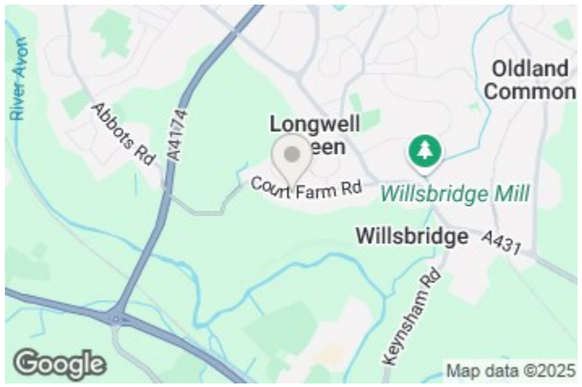
SIDE COURTYARD
Laid to patio area to the side of the property with timber built summerhouse, gated side access to front of property and a pedestrian door to garage.

GARAGE 5.9m x 5.7m (19'4" x 18'8")
Two electric up and over garage doors to front, pedestrian door to courtyard, lighting and power points.

TENURE
This property is freehold

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: South Gloucestershire
Services: All services connected.
Broadband speed: Ultrafast 1000mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).



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