

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(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	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Hoopers Walk, Longwell Green, Bristol, BS30



55 Hoopers Walk, Longwell Green, Bristol, BS30 9DZ



Guide Price £525,000

A handsome five bedroom modern home that offers bright and airy accommodation throughout.

- Lounge
- Kitchen/dining room
- Utility/WC
- Five bedrooms
- En suite to master
- Family bathroom
- Shower room
- Low maintenance gardens
- Off street parking
- Garage

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55 Hoopers Walk, Longwell Green, Bristol, BS30 9DZ

A handsome double-fronted, five-bedroom, three-storey home offering stylish and modern accommodation throughout, set in a desirable and tucked away location that directly fronts onto open green space. Conveniently positioned just moments from the shops and amenities of Bath Road, the Gallagher Retail Park, and the North Bristol Ring Road.

The spacious interior is arranged over three floors. On the ground floor, you'll find the main living accommodation, including a full depth lounge with French doors opening to the rear garden, a generous kitchen/dining room, and a practical utility room/cloakroom. The first floor hosts a superb master suite complete with a luxury en suite shower room, two further bedrooms, and a contemporary family bathroom. On the second floor, there are two additional bedrooms, served by a modern shower room—ideal for guests, growing families or home office use.

Externally, the property features landscaped front and rear gardens designed for low maintenance. The front enjoys a peaceful, traffic-free setting with direct access to the adjoining green space. The rear garden is primarily laid to artificial lawn, complemented by a spacious patio perfect for family time and outdoor entertaining. The home additionally benefits from block paved off-street parking and a garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4m x 1.8m (13'1" x 5'10")

Obscured double glazed window to front aspect, built in storage cupboard, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 6m x 3.1m (19'8" x 10'2")

Dual aspect double glazed windows to front and rear aspects, double glazed French doors to rear aspect overlooking and providing access to rear garden, radiators, power points.

KITCHEN/DINING ROOM 6m x 3.1m (19'8" x 10'2")

Dual aspect double glazed windows to front and rear aspects, double glazed door to rear aspect overlooking and providing access to rear garden. Modern kitchen comprising range of soft close wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven with five ring gas hob and extractor fan over, space and power for upright fridge/freezer, power points, splashbacks to all wet areas. Dining area providing ample space for family sized dining table and benefitting from radiators and power points.

UTILITY/WC 2m x 2m (6'6" x 6'6")

to maximum points. (restricted head height in places). Obscured double glazed window to rear aspect, modern matching two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC. Space and plumbing for washing machine, built in storage cupboard housing gas boiler, radiator, power points.

FIRST FLOOR

LANDING 3.7m x 2.5m (12'1" x 8'2")

to maximum points. An 'L' shaped room with a built in storage cupboard, radiator, power points, stairs rising to second floor landing, doors leading to rooms.

BEDROOM ONE 4.7m x 3.3m (15'5" x 10'9")

to maximum points. Double glazed window to front aspect enjoying green far reaching views, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 3.1m x 1.3m (10'2" x 4'3")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, oversized walk in shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM THREE 3.8m narrowing to 3.1m x 3.1m (12'5" narrowing to 10'2" x 10'2")

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

BEDROOM FIVE 2.5m x 2.2m (8'2" x 7'2")

Double glazed window to front aspect overlooking adjoining green space, radiator, power points.

BATHROOM 2.5m x 2m (8'2" x 6'6")

Obscured double glazed window to front aspect, contemporary three piece

suite comprising pedestal wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap and shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

SECOND FLOOR

LANDING 3.1m x 2m (10'2" x 6'6")

to maximum points. Dual double glazed velux style windows to roofline, access to loft via hatch, built in storage cupboard, radiator, doors leading to rooms.

BEDROOM TWO 5m x 3.2m (restricted head height in places) (16'4" x 10'5" (restricted head height in places))

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

BEDROOM FOUR 3.2m x 2.8m (restricted head height in places) (10'5" x 9'2" (restricted head height in places))

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

SHOWER ROOM 3.2m x 2m (10'5" x 6'6")

to maximum points. Obscured double glazed window to front aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, oversized walk in shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden enjoying a traffic free location and directly fronting onto adjoining green space, mainly laid to artificial lawn, path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to artificial lawn with wall and fenced boundaries, generous patio ideal for entertaining, access to garage and parking.

OFF STREET PARKING

Block paved off street parking accessed via double gates and leading to garage and rear garden.

GARAGE

Accessed via up and over door and benefitting from power and lighting.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D 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

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

