

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	

Elderwood Drive, Longwell Green, Bristol, BS30

Approximate Area = 902 sq ft / 83.7 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: 1373144



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

29 Elderwood Drive, Longwell Green, Bristol, BS30 9YA



£375,000

A stylishly presented three bedroom semi detached home, situated in a quiet cul de sac within Longwell Green.

- Semi detached ▪ Entrance porch ▪ Lounge ▪ Kitchen/breakfast room ▪ Dining room ▪ Three bedrooms ▪ Bathroom ▪ Driveway ▪ Rear garden ▪ Timber home office



29 Elderwood Drive, Longwell Green, Bristol, BS30 9YA

Tucked away in a peaceful cul-de-sac in Longwell Green, this beautifully presented three bedroom semi-detached home offers stylish, well maintained accommodation within easy reach of local amenities.

Upon entering, you're welcomed by an entrance porch featuring bespoke fitted cloakroom storage leading to a spacious lounge, through to a contemporary kitchen/breakfast room. Here, bi-folding doors flow into the dining room which provides direct access onto the garden. Upstairs, three well proportioned bedrooms each benefit from fitted storage, all served by a modern family bathroom.

Externally, the front of the property offers low maintenance hardstanding with a dropped kerb providing off street parking. To the rear, the garden enjoys a level lawn complemented by areas of decorative chippings and patio space ideal for outdoor dining. Further benefits include a timber summerhouse, currently used as a home office.

INTERIOR

GROUND FLOOR

ENTRANCE PORCH/HALLWAY

Velux window in roofline, door to lounge and staircase to first floor. Bespoke fitted cloakroom storage, picture rails, radiator and power points.

LOUNGE 4m x 3.7m (13'1" x 12'1")

Double glazed window to front aspect, door to kitchen/breakfast room, understairs storage cupboard, radiator and power points.

KITCHEN/BREAKFAST ROOM 4.7m x 3.3m (15'5" x 10'9")

Double glazed window and door to rear garden, bi-folding wooden glazed doors to dining room. Matching high gloss base units with laminate work surfaces over, integrated double electric oven and Bosch induction hob with extractor hood over. Space and plumbing for dishwasher and washing machine, stainless steel bowl and drainer with mixer tap over, moveable central island on wheels, spotlight lighting and power points.

DINING ROOM 3.5m x 2.4m (11'5" x 7'10")

Double glazed windows and French doors to rear garden, decorative wooden beam, spotlight lighting and power points.

FIRST FLOOR

LANDING

Double glazed window to side aspect, doors to first floor rooms and access to loft via a hatch.

BEDROOM ONE 3.9m x 2.6m (excluding wardrobes) (12'9" x 8'6" (excluding wardrobes))

Double glazed window to front aspect, wall panelling on feature wall, fitted wardrobe with sliding mirrored doors, radiator and power points.

BEDROOM TWO 2.8m x 2.7m (9'2" x 8'10")

Double glazed window to rear aspect, built in cupboard, radiators and power points.

BEDROOM THREE 3m x 1.9m (9'10" x 6'2")

Double glazed window to front aspect, fitted storage cupboard over bulkhead of stairs, radiator and power points.

BATHROOM 1.8m x 1.8m (5'10" x 5'10")

Double glazed obscured window to rear aspect, panelled bath with mixer tap and shower with rainfall attachment over and a glass shower panel. Wash hand basin with mixer tap over, low level WC, fully fitted walls and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to hardstanding driveway and gated side access to rear.

REAR GARDEN

Level lawn with a choice of decorative chipping area and a patio for outdoor dining. Fenced boundaries, laurel hedging and a vast array of shrubbery.

TIMBER HOME OFFICE 2.7m x 1.8m (8'10" x 5'10")

Timber summer house currently used as office space with wired spotlights and power points.

TENURE

This property is freehold.

COUNCIL TAX

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

Property benefits from solar panels that are leased. Contact agent for more details. 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 1000mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

