



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Court Farm Road, Longwell Green

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Offers In Excess Of: £600,000

Nestled on the sought after Court Farm Road and enjoying an enviable position, this three double bedroom detached bungalow has much to offer. Located in close proximity to great schools as well as a varied choice of local shops and retail outlets along with access to supermarkets and retail parks this versatile home has it all. Transport links to the ring road allow straight forward commuting in and around the city and to places further afield including Bath, Keynsham, North Bristol and the motorway network. Planning permission is currently granted to build a four bedroom detached house in place of the bungalow.

Upon approach to this wonderful home you will find plenty of driveway parking as well as access to the garage. Once inside you will be greeted by an impressive and welcoming reception hall. There is a light and airy bay fronted living / dining room as well as an extended kitchen. The three bedrooms are all double in size and the primary bedroom features fitted wardrobes. The shower room boasts a modern white suite. The rear garden is perfect for those long awaited family gatherings or a superb space for letting the children run to the hearts content. There is also a cabin currently used as a bedroom but would be perfect as a home office running a small business, gym or games room. A truly remarkable family home

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**ENTRANCE HALL**

Double glazed door and windows to front elevation, laminate flooring, ceiling lights, built-in storage cupboard and loft access.

**LIVING / DINING ROOM**

*5.46m (17' 11") x 4.57m (15' 0")*

Light and airy room with double glazed curved bay window to front elevation, carpeted flooring, spot lights, ceiling light and feature ceiling LED up lighters.

**KITCHEN**

*6.15m (20' 2") x 2.39m (7' 10")*

The kitchen offers a selection of wall and base units with wood work surfaces incorporating a sink and drainer with mixer tap, tiled splash backs, integrated dishwasher, built-in double oven, electric hob with stainless steel cooker hood, space for full height fridge and freezer and space for wine cooler. Other room features include double glazed windows to side and rear elevations, double glazed French doors opening onto the rear garden, tiled flooring and spot lights.

**BEDROOM ONE**

*4.22m (13' 10") x 3.61m (11' 10")*

Double bedroom with double glazed window to front elevation overlooking the front garden, a range of fitted wardrobes, carpeted flooring and ceiling light.

**BEDROOM TWO**

*3.99m (13' 1") x 3.66m (12' 0")*

Double bedroom with double glazed window to rear elevation, carpeted flooring and ceiling light.

**BEDROOM THREE**

*3.48m (11' 5") x 3.33m (10' 11")*

Double bedroom with double glazed window overlooking the rear garden, carpeted flooring and ceiling light.

**SHOWER ROOM**

White suite comprising concealed cistern W.C, wash hand basin and double shower cubicle with electric shower, tiled walls and flooring, chrome towel radiator and opaque double glazed window to rear elevation.

**CABIN / HOME OFFICE**

*5.26m (17' 3") x 4.06m (13' 4")*

Versatile space offering double glazed door and window to front elevation overlooking the garden, laminate flooring and ceiling light along with a W.C featuring a concealed cistern W.C and wash hand basin, tiled floor and partially tiled walls. The room is currently used as a bedroom but could be a home office or an ideal space for someone looking to run their own business or use as a garden room or gym.

**REAR GARDEN**

Laid to patio and lawn enclosed by wood fence borders with raised flowerbeds and a tree lined backdrop. Also offers gated side access to front garden and personal door leading to the garage.

**GARAGE**

*6.20m (20' 4") x 2.44m (8' 0")*

Up and over door to front elevation, personal door allowing access to the rear garden, windows to side elevation, power and lighting.

**FRONT GARDEN**

Laid to lawn and stone chippings providing driveway parking for numerous vehicles, access to garage and gated access to rear garden, enclosed by wall and wooden fence borders.

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 0117 932 5686

**OPENING HOURS:**

Monday - Friday: 9am - 6pm

Saturday: 9am - 4pm

Sunday: Closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.





















