



HUNTERS[®]
HERE TO GET *you* THERE

Mapstone Rise, Longwell Green

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Asking Price: £675,000

Nestled within a cul-de-sac setting, backing onto open fields is this superb size stunning four / five bedroom family home. Beautifully presented, this home is full of surprises. Upon approach along the attractive cul-de-sac, you will find this particular home at the far end on a corner plot backing onto fields. Once inside you will be greeted by a welcoming and inviting inner hall. From here you can access the garage and cloakroom. It also boasts additional storage. There is a handy office for those working from home or could be used as a playroom. There is a sociable kitchen diner with French doors to the garden and a delightful living room with wood burner and corner bi-fold doors allowing the room to be opened up making the inside and outside feel like one larger space. On the first floor you will find a large family room which could be used as a further bedroom if required and has its own stair access. Also on this floor is the primary bedroom with a stunning feature bath pushed into the bay window with a picturesque countryside view. The room also has bespoke fitted wardrobes and access to an en-suite shower room. There is a further double bedroom and family shower room. The top floor offers two further double bedroom with the rear bedroom featuring French doors and balcony overlooking fields. There is a garage with electric door leading to the driveway and also has a utility area.

Located within the heart of Longwell Green, set within easy reach of local schools covering all age ranges as well and nearby shops for your day to day needs and in easy reach of nearby retail parks offering a wide and varied choice of outlets including supermarkets. Leisure and entertaining facilities include cinema, sports centre with swimming pool and places to eat and socialise. Transport links include the ring road leading to Bath and Keynsham in one direction and North Bristol in the other. Bus routes provide straight forward routes in and around the city and Bristol to Bath cycle path is nearby.

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GROUND FLOOR
ENTRANCE HALL

Double glazed door to front elevation, laminate flooring, built-in storage cupboard, stairs rising to upper floor, ceiling lights and radiator.

CLOAKROOM

Suite comprising concealed cistern W.C and bowl wash hand basin, partially tiled walls, tiled flooring, towel radiator and ceiling light.

OFFICE

2.49m (8' 2") x 2.06m (6' 9")

Handy office space or playroom with double glazed window to front elevation, laminate flooring, radiator and ceiling light.

LIVING ROOM

4.55m (14' 11") x 4.44m (14' 7")

Light and airy space with corner bi-folding doors allowing access to the garden, double glazed window overlooking the garden, laminate flooring, feature wood burner, radiator and spot lights.

KITCHEN DINER

5.03m (16' 6") x 3.18m (10' 5")

Sociable space with the kitchen offering a selection of wall and base units with granite work surfaces incorporating a stainless steel under-slung one and a half bowl sink, drainer, five ring gas hob with stainless steel splash back and cooker hood, integrated dishwasher, built-in double oven and space for American style fridge freezer, Other room features include double glazed window overlooking the garden, double glazed French doors and windows to rear elevation, tiled flooring, radiator, spot lights and stairs leading to upper floor.

FIRST FLOOR
LANDING

Carpeted flooring, ceiling light, radiator and stairs leading to top floor.

FAMILY ROOM

5.77m (18' 11") x 5.16m (16' 11")

Versatile room with double glazed window to the front and rear overlooking fields behind, carpeted flooring, radiators and spot lights.

BEDROOM ONE

4.98m (16' 4") x 3.18m (10' 5")

Stunning primary bedroom featuring a free standing bath nestled within the double glazed bay window boasting countrywide views. Further elements of the room include double glazed window overlooking the garden, laminate flooring, bespoke fitted wardrobes, radiator and ceiling lights.

EN-SUITE SHOWER ROOM

Modern suite comprising concealed cistern W.C, wash hand basin and walk-in double shower, tiled walls and flooring, chrome towel radiator, spotlights and opaque double glazed window to rear elevation

BEDROOM TWO

3.35m (11' 0") x 3.12m (10' 3")

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

SHOWER ROOM

Beautiful shower room with a suite comprising concealed cistern W.C, wash hand basin and walk-in double shower, tiled walls and flooring, towel radiator, spot lights and opaque double glazed window to front elevation.

TOP FLOOR
LANDING

Skylight to rear elevation, carpeted flooring and spot lights.

BEDROOM THREE

3.38m (11' 1") x 2.92m (9' 7")

Double bedroom with double glazed window overlooking the garden, carpeted flooring, radiator and spot lights.

BEDROOM FOUR

3.25m (10' 8") x 2.92m (9' 7")

Double bedroom boasting double glazed French doors opening onto a balcony with countryside views, further double glazed windows to front and rear elevations, carpeted flooring, radiator and ceiling light.

EXTERIOR
GARDEN

Laid to lawn and patio with flowerbeds, shrubs and plants enclosed by wooden fence borders with access to the garage and large storage shed.

GARAGE

5.21m (17' 1") x 4.55m (14' 11")

Electric up and over door to front and driveway, personal door leading to rear garden, internal door leading into entrance hall, lighting and power. Garage also offers utility area with space and plumbing for washing machine and tumble dryer, work surface incorporating a stainless steel sink with mixer tap.

DRIVEWAY PARKING

Block paved and located to the front of the house providing driveway parking and access to the garage

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.











