



1 GRANGEVILLE CL.
LONGWELL GREEN
BRISTOL
BS30 9YJ
£550,000

Presented to an excellent decorative standard throughout and boasting a long list of benefits, this detached residence is a wonderful family home and a superb opportunity for any buyer looking to upsize from their current home.

The extended accommodation now boasts spacious room proportions over two floors. Externally landscaped gardens to the rear provide a private, open aspect with sizeable space to the side aspect is the perfect spot for practical items, currently occupied by the wooden storage shed. To the front of the property a driveway provides off street parking for multiple vehicles.

Once inside the entrance lobby a ground floor cloakroom is conveniently placed. Th lobby then leads to the hall, where stairs to the first floor and access to both the home office and lounge can be found. The home office has been used for a multitude of purposes over the years and now presents as a wonderful play room, separate from the main living space. The lounge, a welcoming room with generous proportions is a comfortable space to sit and enjoy with views to the front aspect. A large opening leads to what is arguably the 'wow' factor of this home - the kitchen, Spanning the entire width, of the extended property, the kitchen itself comprises a wealth of built in fitted units and a selection of built in appliances, Stunning work tops complete the kitchen and continue to a generous breakfast bar with seating under. There is still space for a dining area, which sits adjacent to the 'French' doors with direct access and views to the rear garden. The practical must have, utility room completes the ground floor, with storage a plenty and with space and plumbing for both a washing machine and tumble dryer.

To the first floor can be found four lovely bedrooms. Three of the four are double in nature, with the principle bedroom benefitting a recently replaced en-suite shower room. The main family bathroom, also comprising a three piece white suite can be found via the landing.

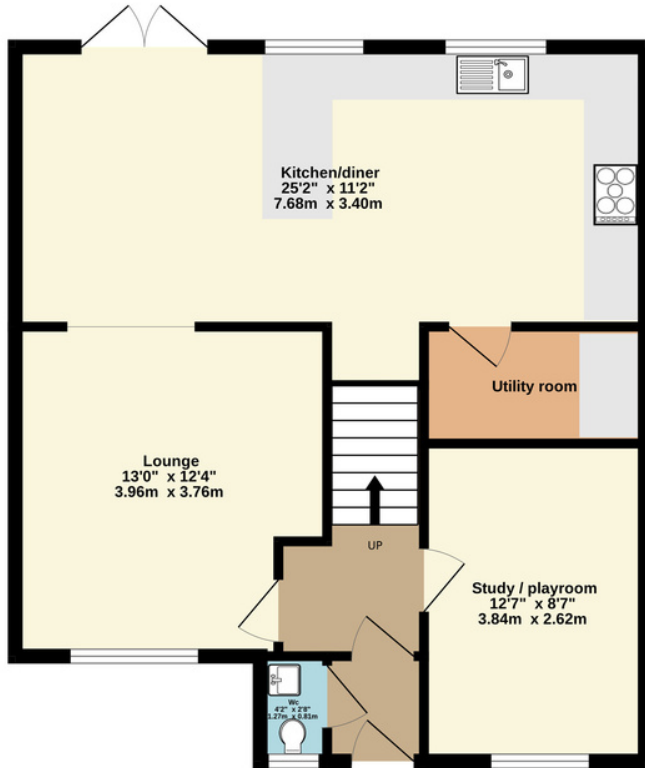
The property is positioned to the entrance of this popular cul-de-sac and only a short walk from an impressive list of shops and restaurants. For families, good, highly reputable schools are available, whilst stunning countryside/forest walks can be found on your doorstep. This is truly a wonderful family home and one worthy of an early internal viewing,



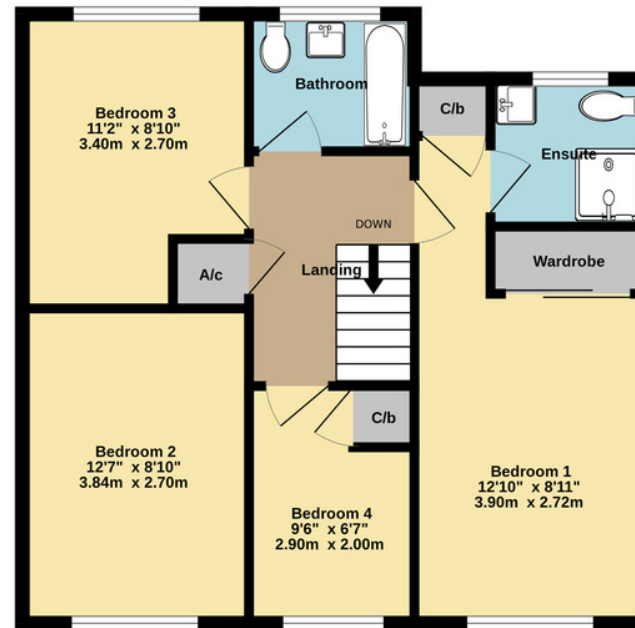




Ground Floor
668 sq.ft. (62.0 sq.m.) approx.



1st Floor
576 sq.ft. (53.5 sq.m.) approx.



Four Bedroom Detached House

TOTAL FLOOR AREA : 1244 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

1 Grangeville Close Longwell Green BRISTOL BS30 9YJ	Energy rating C	Valid until: 14 October 2035
		Certificate number: 9590-4578-0622-6599-3053

Property type	Detached house
Total floor area	118 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

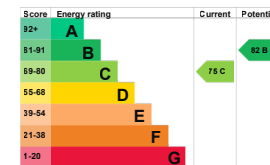
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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