

Entrance  
Hallway  
5'10" x 18'1" (1.78 x 5.5)  
Living room  
11'10" x 12'11" (3.63 x 3.8)  
Dining room  
10'4" x 11'3" (3.17 x 3.4)  
Kitchen  
17'7" x 17'9" (5.38 x 5.4)  
First floor landing  
Bedroom  
9'2" x 13'1" (2.81 x 4.01)  
Bedroom  
10'8" x 11'3" (3.27 x 3.4)  
Bedroom  
7'1" x 9'2" (2.17 x 2.80)  
Bathroom  
7'2" x 5'6" (2.20 x 1.70)  
Bedroom  
12'3" x 18'6" (3.75 x 5.6)  
Bathroom  
7'1" x 5'3" (2.16 x 1.61)



- Substantial corner plot
- Extended home
- Lounge with opening to dining room
- Large extended kitchen with velux windows
- Three bedrooms to first floor
- Master bedroom and en suite to loft conversion
- Family bathroom and downstairs WC
- Large secure garden
- Garage and parking



PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND C



Occupying a substantial corner plot and overlooking school playing fields, we are pleased to offer for sale this extended four bedroom semi detached property.

The accommodation comprises entrance hallway, WC, lounge going through to a dining room which then opens in to a large, extended kitchen with velux windows.

To the first floor are three generous bedrooms and a family bathroom, with the master bedroom and en suite shower room in the loft conversion.

Homes of this nature are seldom available with such large gardens and great access for popular local schools.

We therefore recommend a prompt viewing to appreciate all on offer.

### the location

Ideally located for local amenities including Doctors surgery and local junior and senior schools, Gover Road playing fields and access to the cycle track, and the lovely wooded walks of Hencliffe/Hanham woods are at the end of the road. The facilities of Hanham High Street are a short walk and the more comprehensive leisure and shopping facilities of Longwell Green district centre, with leisure centre, cinema and retail shops, including Marks and Spencers and Costa Coffee, are also a short distance away. Bristol 3.7 miles Bath 8.7 miles

### just a thought...

Offering more space inside and out than some detached houses, this property is worth seeing!

### what the owners will miss

"We'll miss the neighbours/residents in Lydiard Croft, which is a lovely quiet road and within walking distance of green spaces.

We particularly enjoy the open plan living, which includes a large light and airy kitchen diner overlooking the garden, and is perfect for entertaining friends and family.

The large rear garden, which is not overlooked, is ideal for relaxing and bbqs during the summer, as well as being safe and secure for children and pets.

Overall we will miss the lifestyle that we have been able to enjoy with our family over the last 27 years, but it's time to move to Cornwall!!"