

Ground Floor

Approximate total area  
1339.48 ft<sup>2</sup>  
124.44 m<sup>2</sup>

Living Room 12'11" x 16'0" 3.96 x 4.89 m

Study 6'7" x 6'1" 2.03 x 1.86 m

Kitchen/Dining Room 10'0" x 7'5" 3.06 x 2.27 m

Utility Room 7'5" x 7'3" 2.28 x 2.23 m

Kitchen 9'5" x 7'3" 2.88 x 2.22 m

Garage 6'07" x 2'39" 19'10" x 7'10"

WC 3'10" x 3'8" 1.18 x 1.13 m

Entry 3'10" x 3'3" 1.18 x 1.01 m

Hallway 8'2" x 8'3" 2.50 x 2.51 m

Living Room 8'10" x 9'0" 2.71 x 2.75 m





PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D



Well proportioned detached and extended family home. Entrance lobby and downstairs w.c., reception hall, living room, study and an l-shaped kitchen/diner and breakfast area. With a garage and additional kitchen/utility space.

At the first floor are four bedrooms (with one en suite) and a family bathroom, with off street parking to the front for three to four cars and the driveway is avon cobble stone, there is also a level lawned, enclosed rear garden.



what the owners will miss

*"Our home has a warm and inviting atmosphere, with lighting that creates a peaceful and cozy ambiance. During the day, natural light fills the space. This has been the perfect family home, where our three children grew up and we have made many cherished memories. Nestled in a quiet yet friendly neighborhood, the surroundings are both serene and welcoming. We will miss our evening walks at sunset and the friendly greetings from our neighbours".*

the location

Set in an ever popular location, there are local schools close at hand and the Bristol to Bath cycle track is literally at the end of the road. There are local shopping facilities at both nearby Oldland Common and Warmley and the more comprehensive facilities of the retail park at Longwell Green with its range of national retailers, cinema complex, gym and swimming pool is but a short drive away.

just a thought...

If you hadn't considered a modern style house, this home is worthy of a look! Deceptively spacious with flexible, well presented accommodation, off street parking and a garden. All located in a lovely location and offered at a competitive price point.