



- Lounge
- Kitchen with island and high gloss units
- Utility room
- Separate additional reception room
- Four bedrooms
- En Suite cloakroom plus family bathroom
- Parking
- Large, enclosed rear garden
- Garden room/store

76 Court Farm Road, Longwell Green, Bristol, BS30 9AD

**£495,000** Freehold

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Hallway 4'2" x 5'2" (1.29 x 1.60)

Living Room 12'11" x 14'7" (3.94 x 4.46)

Dining Area 16'1" x 6'6" (4.92 x 2.00)

Kitchen 22'6" x 10'3" (6.86 x 3.14)

Reception Room 6'3" x 16'8" (1.92 x 5.10)

Utility Room 6'8" x 7'5" (2.05 x 2.27)

First Floor Landing 13'0" x 10'0" (3.97 x 3.06)

Bedroom 2'11" x 4'5" (0.90 x 1.35)

Bedroom 7'11" x 11'7" (2.42 x 3.55)

Bedroom 6'7" x 10'7" (2.03 x 3.23)

Bedroom 7'10" x 8'6" (2.10 x 2.61)

Bathroom 6'7" x 8'3" (2.01 x 2.54)

Garden room/store 18'9" x 7'6" (5.74 x 2.30)

PROPERTY TYPE House  
BEDROOMS 4  
RECEPTION ROOMS 2  
BATHROOMS 2  
EPC RATING C  
COUNCIL TAX BAND D



Beautifully presented family home, entrance hallway, good sized lounge area leading through to island kitchen with open plan dining area, contemporary style kitchen with high gloss units, plus utility room.

There is also a separate additional reception, which could be a playroom, as is currently used, or a work from home space.

At the first floor are four bedrooms, the master having an en suite cloakroom/wc, plus a fully tiled family bathroom.

There is ample off street parking to the front of the property, with a large, enclosed, child friendly rear garden, with patio, a level astro turfed area plus a large garden room/store.



## the location

Set on the coveted 'Court Farm Road' properties of this size and quality are rarely available. With access to good local schools, a range of green and wooded walks nearby, local shopping facilities at nearby Bath Road and the more comprehensive facilities of the retail park at Longwell Green with its range of national retailers, cinema complex, swimming pool and leisure centre. Bristol 5.1 miles Bath 7.4 miles

## what the owners will miss

*"We will miss the walks to the lovely hills which are a stone throw away. Our gated driveway and parking for up to 3 cars. The open plan living area is perfect for entertaining. "*

## just a thought...

If you hadn't considered this era of house before, this home must be viewed! Deceptively spacious with good proportions, light, and flexible accommodation. Presented and decorated to a high standard throughout, this is a home you really can just move into!