# Connells

# for sale

# £438,750



### Lydiard Croft Hanham Bristol BS15 3LU

A fantastic sized, extended four bedroom semi detached house with three reception rooms, bathroom & shower room, utility room & cloakroom, Corner plot garden and driveway.







### Lydiard Croft Hanham Bristol BS15 3LU

#### **Entrance Hall**

Double glazed door to the front, stairs to the first floor with storage cupboard under, radiator

#### Lounge

 $13'\,10''\,x\,11'\,9''\,max\,(\,4.22m\,x\,3.58m\,max\,)$  Double glazed window to the front, feature fireplace, radiator, wooden flooring

#### **Dining Room**

 $10^{\prime}$  4"  $\dot{x}$  11' 4" ( 3.15m x 3.45m ) Double glazed french doors to the rear garden, radiator, wooden flooring.

#### **Sitting Room**

17' 9" x 9' 2" ( 5.41m x 2.79m ) Double glazed windows to the front, double glazed french doors to the rear garden, 2x radiators

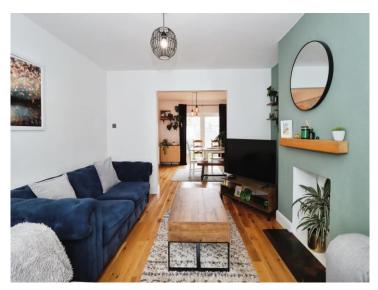
#### **Kitchen**

14' 6" x 9' 2" max ( $4.42m \times 2.79m \max$ ) Double glazed window to the rear, a range of high gloss fitted wall and base units, work tops and matching splashback, built in eye level oven, built in induction hob with cooker hood over, integrated dishwasher, composite sink unit with mixer tap, breakfast bar, down lighters

#### **Utility Room**

6' 7" x 5' 6" (2.01m x 1.68m)

Double glazed window to the rear, velux style window, space for washing machine, wall mounted gas boiler, space for an





American style fridge/freezer.

#### Cloakroom/Wc

Double glazed frosted window to the front, low level WC, wash hand basin

#### **First Floor Landing**

Loft access

#### **Bedroom One**

15' 1" x 12' (4.60m x 3.66m) Double glazed window to the front, radiator.

#### **En-Suite**

Double glazed frosted window to the rear, enclosed shower cubicle with mains shower, pedestal hand basin, low level WC,, tiled splashbacks, radiator, down lighters

#### **Bedroom Two**

13' 10" x 10' 8" ( 4.22m x 3.25m ) Double glazed window to the front, radiator, built in wardrobe

#### **Bedroom Three**

11' 3" x 10' 8" ( 3.43m x 3.25m ) Double glazed window to the rear, radiator

#### Bedroom Four

7' 1" x 8' 7" ( 2.16m x 2.62m ) Double glazed window to the front, radiator.





#### Bathroom

Double glazed window to the rear, a three piece bathroom suite comprising panel bath with mains shower over, vanity sink unit, low level WC, radiator.

#### **Front Garden**

Lawn and driveway

#### **Rear/ Side Garden**

Enclosed and mainly laid to lawn with mature plants and shrubs, garden shed

#### Parking

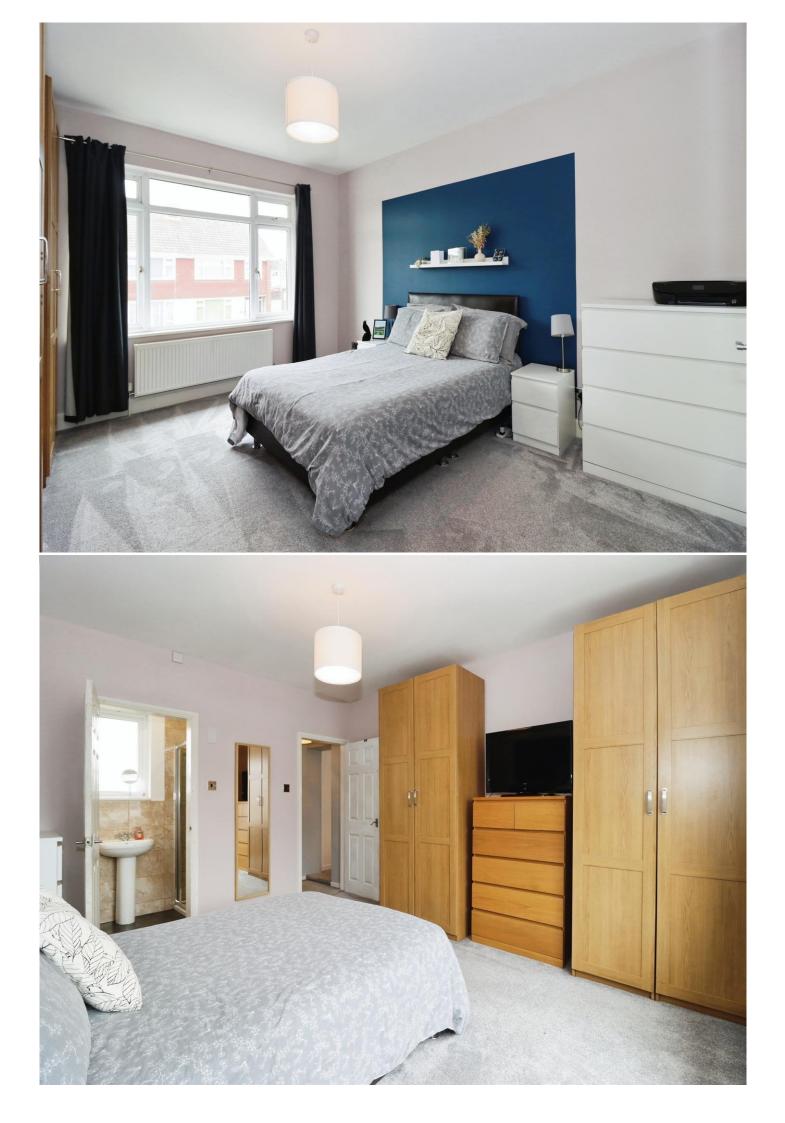
Driveway to the front.











To view this property please contact Connells on

T 0117 932 8684 E longwellgreen@connells.co.uk

131 Bath Road Longwell Green BRISTOL BS30 9DD

Property Ref: BLG104150 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

#### view this property online connells.co.uk/Property/BLG104150





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk