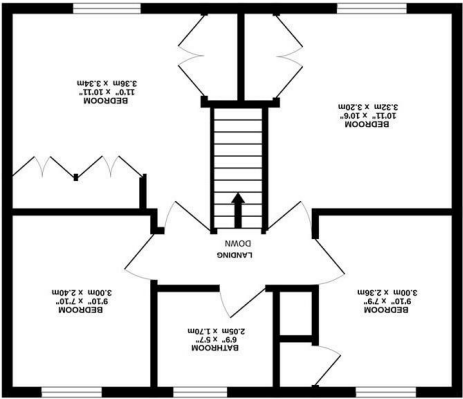
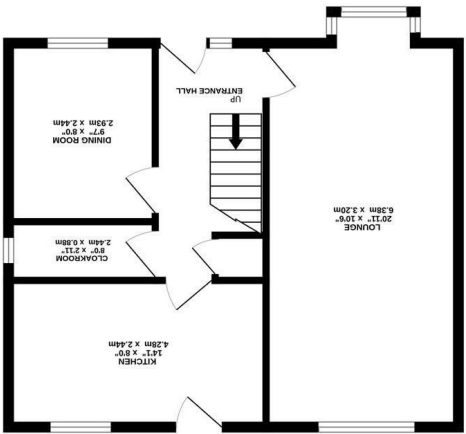


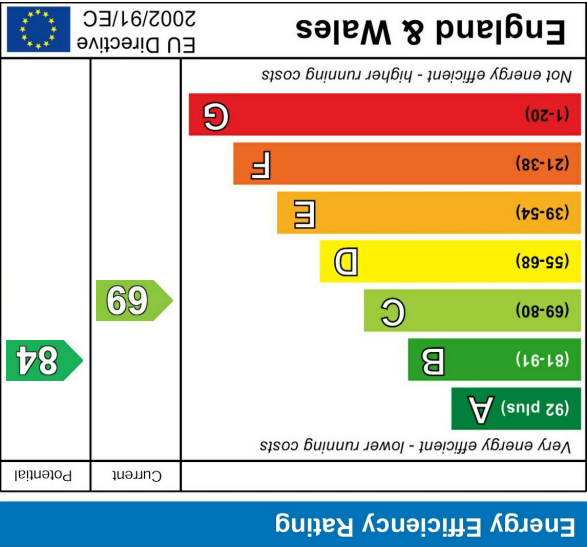
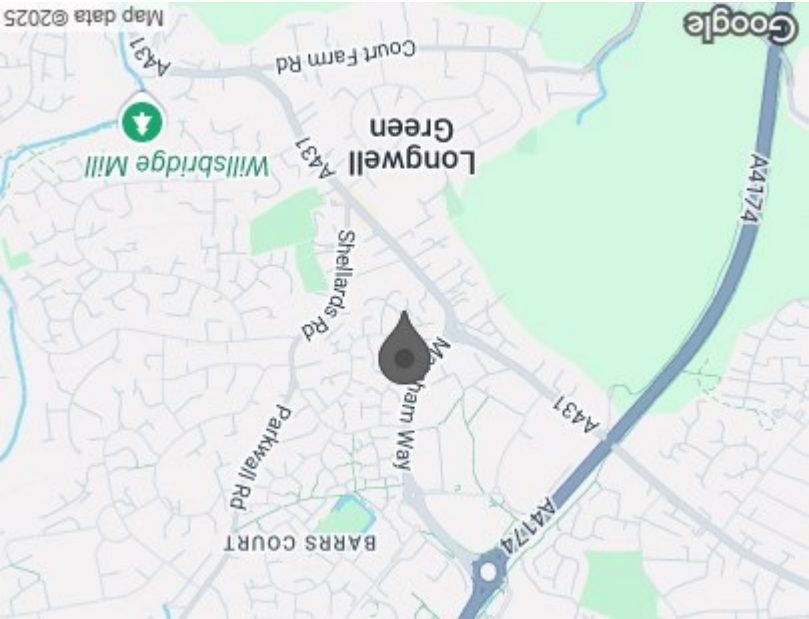


FLOOR PLAN



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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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AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



BRAYNE COURT
LONGWELL GREEN, BRISTOL, BS30 7DS
ASKING PRICE £500,000



4



1



2



C



- Ground Floor**
- Entrance Hall**
- Sitting Room**
- Dining Room**
- Kitchen**
- Ground Floor WC**
- First Floor**
- Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bedroom Four**
- Bathroom**
- Outside**
- Front Garden**
- Rear Garden**
- Garage and Off Road Parking**



Offered For Sale with NO ONWARD CHAIN, M Coleman are delighted to bring to the market this charming four-bedroom detached house. Nestled in a tranquil cul-de-sac, this home has served its owners since 1984 when it was bought new from Messrs Lovell Homes.

The accommodation in brief offers a welcoming entrance hall where doors give access to all rooms. There are two comfortable reception rooms, the lounge boasts a dual aspect whilst the dining room is positioned to the front of the property.

The kitchen is located to the rear of the home with a single door and windows looking out to the garden. There are ample wall and base units finished in dark wood; appliances include a built in dishwasher plus space for a gas cooker, washing machine, under counter fridge and freezer. The ground floor also has the added benefit of a WC.

On the first floor, the family bathroom features a three-piece suite and is fully tiled with obscure window. With four bedrooms, larger of the three benefitting fitted wardrobes, there is plenty of room for family members or guests, making this home a perfect fit for those looking to settle in a peaceful community.

The property boasts a larger than average south west facing garden that is fully enclosed providing a secure environment for those with pets and small children. A personnel doors gives access a single garage; with off street parking being available to the front.

Although some modernisation is required, this house presents a fantastic chance to personalise and enhance your living space to suit your own style and taste.

Brayne Court is conveniently located, providing easy access to local amenities to include local schools, supermarkets, transport links and the well regarded Gallagher Retail Park and Aspects Leisure Park making it an ideal choice for families and professionals alike. This property is a rare find in a sought-after area, and with a little imagination, it can be transformed into your dream home.

