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The Important Bit

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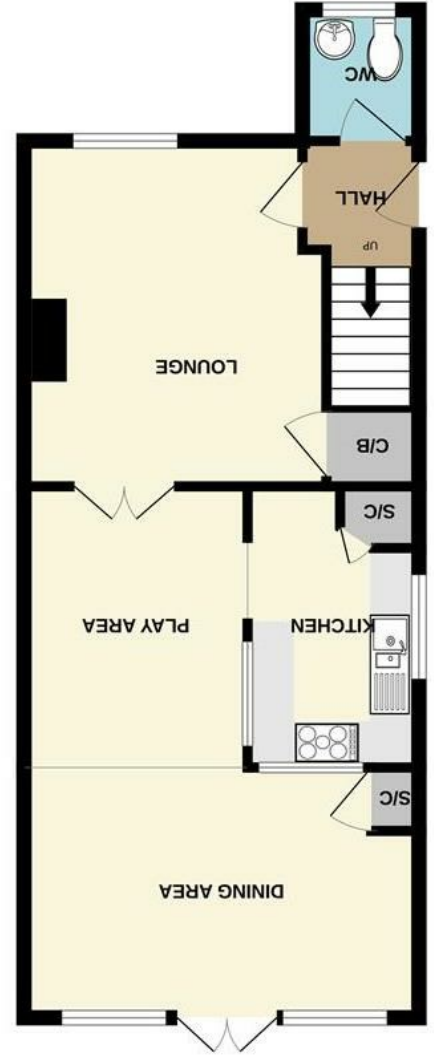
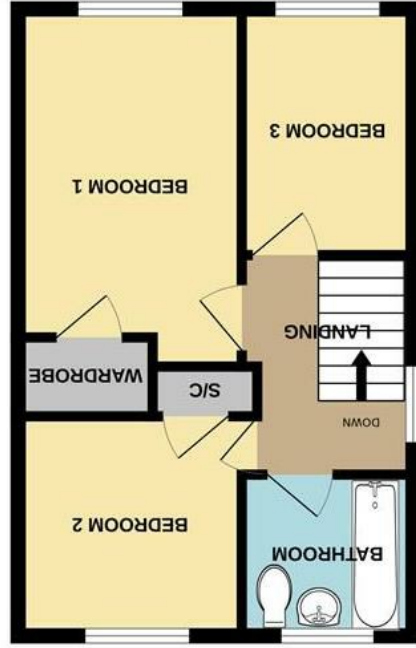
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Get in touch to arrange a viewing!

Like what you see?



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32 Bakersfield, Longwell Green, Bristol, BS30 9YP

£375,000





Council Tax Band: C | Property Tenure: Freehold

SPACIOUS ACCOMMODATION THROUGHOUT!! Blue Sky are delighted to offer for sale this spacious three bedroom home located on Bakersfield in Longwell Green. The property has been extended on the ground floor creating a spacious dining area which opens to the kitchen and play area, fantastic family space!! The accommodation comprises: entrance hall, cloakroom, lounge to front, kitchen, play area and dining area offering access to the rear garden. On the first floor can be found bedroom one with walk in wardrobe, a further double bedroom, single bedroom and the well presented family bathroom. Externally the property offers driveway parking and rear garden which is mainly laid to lawn and decking. Sure to attract quick interest, call today to arrange your viewing!!



Entrance Hall

6'11" to bottom stair x 3'11" into door recess (2.11m to bottom stair x 1.19m into door recess)
UPVC door to side, wood flooring, spotlight, stairs to first floor landing.

Cloakroom

4'11" x 4'6" (1.50 x 1.37)
Double glazed window to front, WC, wash hand basin, tiled splashbacks, radiator, censor lighting, wood effect flooring.

Lounge

13'3" x 12'2" max (4.04m x 3.71m max)
Double glazed window to front, radiator, ceiling coving, understairs storage cupboard with fuse board, wall mounted feature fire, French doors to play area.

Kitchen

11'9" x 7'8" (3.58 x 2.34)
Double glazed window to side, fitted kitchen with a range of wall and base units, granite worktops, tiled splashbacks, tiled flooring, ceiling coving, sink with drainer built into worktop, five ring gas hob, double oven, integral microwave, pantry cupboard with light, space and plumbing for dishwasher, space for fridge/freezer, openings to dining area and play area, inset lights, plinth lighting.

Play Area

10'10" x 7'8" (3.30 x 2.34)
Doorway to kitchen, French doors to lounge, opening to dining area, wood flooring, base cupboard.

Dining Area

9'11" x 14'10" (3.02m x 4.52m)
Double glazed French doors to rear garden with double glazed windows to either side, wood flooring, ceiling coving, radiator, storage units, cupboard (housing gas combi boiler and space and plumbing for washing machine).

First Floor Landing

8'5" x 6'5" max (2.57m x 1.96m max)
Double glazed window to side, loft access (partly boarded, drop down ladder and light).

Bedroom One

13'2" max x 8'9" max (4.01 max x 2.67 max)
Double glazed window to front, radiator, ceiling coving, walk in wardrobe with censor lighting and ceiling coving.

Bedroom Two

9'1" x 9'7" into door recess (2.77 x 2.92 into door recess)
Double glazed window to rear, ceiling coving, radiator, storage cupboard.

Bedroom Three

9'7" x 6'6" (2.92 x 1.98)
Double glazed window to front, radiator, ceiling coving.

Bathroom

6'1" x 6'2" (1.85 x 1.88)
Double glazed window to rear, WC, wash hand basin with vanity unit, heated towel rail, tiled walls, tiled flooring, enclosed bath with shower over, shower screen.

Front

Gated side access leading to rear garden, access to front door.

Driveway Parking

Driveway parking to front and block paved area creating another parking space.

Rear Garden

Enclosed rear garden, two gates to side access, decking area, two garden sheds, laid to lawn, outside tap, shrubs bordering.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

