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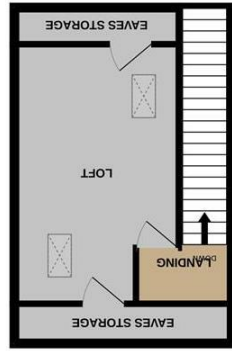
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Get in touch to arrange a viewing!

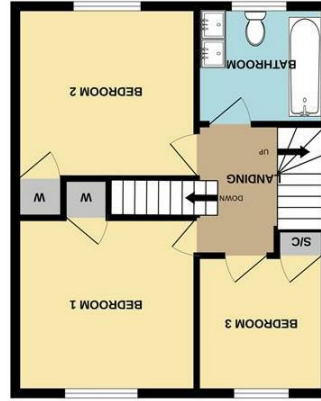
Like what you see?



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2ND FLOOR



1ST FLOOR



GROUND FLOOR



14 Moor Croft Drive, Longwell Green, Bristol, BS30 7DB

Offers In Excess Of £375,000





Council Tax Band: D | Property Tenure: Freehold

MORE THAN MEETS THE EYE!! Blue Sky are delighted to offer for sale this superb three bedroom home located on Moor Croft Drive in Longwell Green. The vendor has greatly improved this home over their ownership and created a stunning family home!! This home must be viewed to appreciate all that is on offer! Location is ideal as local amenities and retail park are close by as well as the local schools, ideal spot! The accommodation comprises: entrance hall, study/playroom (former kitchen), lounge, kitchen/breakfast room and downstairs cloakroom. On the first floor you will find three bedrooms and bathroom. The second floor boasts the loft with skylight windows. Externally you will find a front and rear garden, garage and driveway parking! A real gem, call today to arrange your viewing!



Entrance Hall
7'3" n/t 6'1" x 8'2" n/t 2'11" (2.21m n/t 1.85m x 2.49m n/t 0.89m)
Double glazed door to front, double glazed window to rear, feature radiator, wood effect flooring, storage cupboard, stairs to first floor landing.

Study/Playroom (Former Kitchen)
10'6" x 9'9" (3.20m x 2.97m)
Double glazed windows to front and side, radiator.

Lounge
12'0" n/t 9'0" x 18'5" max (3.66m n/t 2.74m x 5.61m max)
Double glazed window to side, radiator, fire recess and surround.

Kitchen/Breakfast Room
10'6" x 14'7" (3.20m x 4.45m)
Double glazed patio doors to rear garden, two skylight windows, wall and base units, 1 1/2 bowl sink with drainer, worktops, wine rack, electric double oven, gas hob, cooker hood, integrated microwave, integrated fridge/freezer, integrated slimline dishwasher, breakfast bar, space for washing machine, wood effect flooring, tiled splashbacks.

Rear Lobby
4'1" x 3'5" (1.24m x 1.04m)
Single glazed window to side, feature radiator, wood effect flooring, open to kitchen, door to cloakroom.

Cloakroom
5'6" x 3'5" (1.68m x 1.04m)
Single glazed window to side, W.C, wash hand basin with vanity, wood effect flooring, tiled walls

First Floor Landing
9'2" x 7'3" (2.79m x 2.21m)
Stairs to loft.

Bedroom One
12'3" to wardrobe x 10'10" (3.73m to wardrobe x 3.30m)
Double glazed window to rear, radiator, built in wardrobe.

Bedroom Two
10'5" to wardrobe x 10'10" (3.18m to wardrobe x 3.30m)
Double glazed window to front, radiator, built in wardrobe.

Bedroom Three
8'10" to storage cupboard x 7'3" (2.69m to storage cupboard x 2.21m)
Double glazed window to rear, radiator, wood effect flooring, storage cupboard housing gas combi boiler.

Bathroom
7'3" x 7'1" (2.21m x 2.16m)
Double glazed window to front, enclosed bath with shower over, shower screen, two sinks with vanity unity, W.C, heated towel rail, extractor fan, spotlights, shelves, tiled flooring and tiled walls.

Second Floor Landing
3'3" x 5'3" (0.99m x 1.60m)
Stairs from first floor, door to loft.

Loft
9'10" x 15'8" (3.00m x 4.78m)
Two skylight windows, access to eaves, inset lights.

Garage
16'2" x 8'3" (4.93m x 2.51m)
Up and over to front, fuse board, light.

Front Garden and Driveway
Pathway to front door, shrubs and plants, gated side access, driveway parking.

Rear Garden
Enclosed, gated side access, outside power, patio, planter boxes.

Agents Note
Please be advised there is no building regulations approval for the converted loft, side porch and single storey rear extension.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	73
England & Wales		EU Directive 2002/91/EC	

