

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit!**

**Don't forget to register and stay ahead of the crowd.**

[www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

**See all of our amazing properties and get lots of help at!**

28 Ellacombe Road, Bristol, BS30 9BA

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

T: 0117 9328165

**Get in touch to arrange a viewing!**

**Like what you see?**



CURRENT LAYOUT  
TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.  
Made with Mapbox ©2024



**25 Palmdale Close, Longwell Green, Bristol, BS30 9UH**

**Offers In Excess Of £375,000**







Council Tax Band: C | Property Tenure: Freehold

SO MUCH 'WOW' FACTOR, YOU'LL BE LOST FOR WORDS! Located in the heart of Longwell Green in a peaceful cul-de-sac, this stunning semi-detached home is a real gem! Set within a well-proportioned plot and vastly improved by the current owners this home has a lot to offer, and as you step through the front door, you quickly realise it's a cut above the rest. With solid wooden doors, column radiators with traditional valves, feature fire built into the media wall, feature lighting to the stairs, glass banister and so much more, you will be impressed by the finish. The property has been extended to add a porch to the front and a home office/additional living space to the rear which overlooks the garden, but if that's not enough, there's the bonus of planning permission for a single-story extension, allowing you to customise and expand your living space to suit your needs. One of the standout features of this home is the parking - with space for up to 6 vehicles, parking will never be an issue for you or your visitors. Whether you have a growing car collection, caravan, or simply enjoy having plenty of space for guests, this property has you covered. With open plan kitchen/dining room, and 3 well-proportioned there is plenty of room for the whole family, and within walking distance of Willsbridge Nature Reserve and all the amenities Longwell Green has to offer, this property is sure to captivate your heart!



**Porch**

5'4" x 3'6" (1.63 x 1.09)  
Double glazed composite front door with obscure glass panel to side, wall light, double glazed window to side, tiled floor, meter cupboard, solid wood doors, traditional cross head valves.

**Hallway**

2'10" x 6'7" (0.88 x 2.02)  
Column radiator stairs to first floor with feature low level lighting, glass panel door to left, solid wood doors, traditional cross head valves.

**Lounge**

12'2" x 13'6" (3.73 x 4.14)  
Double glazed window to front, column radiator, built in storage unit, housing fuse board with shelving, feature inset fire, built in surround sound TV and speaker, spot lights, built in cupboard to recess, under stairs storage cupboard, traditional cross head valves, solid wood double doors to dining area.

**Home Office/Additional Living Space**

8'5" x 8'1" (2.57 x 2.48)  
Double glazed window to side, radiator, double glazed French doors with double glazed side windows, solid wood doors, traditional cross head valves.

**Kitchen Area**

7'2" x 10'11" (2.20 x 3.34)  
Double glazed window to side, double glazed door to rear garden with double glazed window to rear, tiled floor, range of wall and base units with work top over, tiling to walls, feature glass display cabinets, recess for washing machine, electric hob, glass over hobs, solid wood doors, traditional cross head valves.

**Dining Area**

8'2" x 10'4" (2.50 x 3.16)  
Radiator.

**Landing**

6'2" x 7'7" (1.9 x 2.33)  
Double glazed window to side, feature glass panel oak bannister, loft hatch with drop down ladder, solid wood doors, traditional cross head valves.

**Bedroom 1**

8'4" x 13'5" (2.56 x 4.10)  
Double glazed windows to front, solid wood doors, radiator, wall lights, recessed wardrobe with solid wooden doors, traditional cross head valves.

**Bedroom 2**

9'2" x 9'2" (2.80 x 2.81)  
Double glazed window to rear, radiator, recessed cupboard, solid wood doors, traditional cross head valves.

**Bedroom 3**

6'9" x 10'5" (2.07 x 3.20)  
Double glazed window to front, column radiator, solid wood doors, traditional cross head valves.

**Bathroom**

6'2" x 6'2" (1.9 x 1.88)  
Double glazed obscure window to rear, tiling on walls and floor, radiator, white suite WC, paneled bath with shower, hand basin, solid wood doors, traditional cross head valves.

**Rear Garden**

Outside tap, wall to rear fencing, lawn, hard standing outside light, shed, gated side access.

**Planning Permission**

Planning permission has been granted for a single story extension to the side and rear to provide a garage/store, utility room, downstairs WC, create a sizable kitchen/diner/family room with bifold doors to the rear garden and extend the bathroom to create space for a 4 piece bathroom suite. Planning reference number: P24/O0591/HH. Please visit the South Gloucestershire Council planning website for further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

