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The Important Bit

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/draind 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.



1ST FLOOR



GROUND FLOOR



base unit housing under floor heating system, wood effect flooring, splashbacks, wall and base units with worktops over, sink and drainer, wall mounted gas combi boiler, space for washing machine, space for tumble dryer, extractor fan.

Cloakroom

5'10" x 4'5" (1.78m x 1.35m)

Double glazed window to side, spotlights, extractor fan, W.C, wash hand basin with vanity, splashbacks, wood effect flooring, under floor heating.

First Floor Landing

28'5" x 10'9" n/t 4'3" (8.66m x 3.28m n/t 1.30m)

Double glazed window to side, spotlights, loft access (drop down ladder), radiator, airing cupboard housing hot water tank.

Bedroom One

20'8" n/t 14'10" x 12'9" n/t 8'11" (6.30m n/t 4.52m x 3.89m n/t 2.72m)

Double glazed French doors to balcony, two double glazed windows, spotlights, radiator, air conditioning unit, dressing area with wardrobes and drawers, door to en-suite.

Bedroom One En-Suite

5'11" x 9'1" (1.80m x 2.77m)

Skylight window, extractor fan, spotlights, under floor heating, W.C, wash hand basin with vanity, shower cubicle, tiled flooring, part tiled walls, heated towel rail.

Bedroom Two

14'11" x 12'8" (4.55m x 3.86m)

Double glazed French doors to balcony, two double glazed windows to rear, radiator, spotlights, air conditioning unit, door to en-suite.

Bedroom Two En-Suite

5'0" x 8'2" (1.52m x 2.49m)

Double glazed window to side, extractor fan, spotlights, under floor heating, W.C, wash hand basin with vanity, heated towel rail, tiled floor, shower cubicle, part tiled walls, light up mirror.

Balcony for Bedroom One And Two

4'11" x 26'1" (1.50m x 7.95m)

Enclosed balcony, views, power and lights.

Bedroom Three

18'8" x 16'7" n/t 9'10" (5.69m x 5.05m n/t 3.00m)

Two double glazed windows to side, two radiators, air conditioning unit, L shape, spotlights, fitted wardrobes, door to en-suite.

Bedroom Three En-Suite

8'4" x 6'9" (2.54m x 2.06m)

Spotlights, extractor fan, W.C, wash hand basin with vanity, light up mirror, shower cubicle, heated towel rail, under floor heating, tiled flooring, part tiled walls.

Bedroom Four

14'9" into wardrobe x 11'9" max (4.50m into wardrobe x 3.58m max)

Double glazed French doors to front, Juliet balcony, two double glazed windows to front, spotlights, radiator, fitted wardrobes.

Bathroom

7'8" x 7'6" (2.34m x 2.29m)

Double glazed window to side, skylight window, spotlights, tiled flooring, under floor heating, heated towel rail, extractor fan, bath, W.C, wash hand basin with vanity, light up mirror.

Front/Driveway

Outside power, outside light, gated side access to both sides, driveway parking. Accessed via a shared driveway.

Double Garage

17'9" x 18'0" (5.41m x 5.49m)

Electric door to front, door to hall, power and light, fuse board.

Rear Garden

Patio area, steps up to lawn, gated side access to both sides, outside tap, outside power.

Agent Note

The vendor has advised the solar panels are owned.



Council Tax Band: G | Property Tenure: Freehold

COUNTRYSIDE VIEWS!! Blue Sky welcomes you to this impressive detached home located in Stowte Close in Longwell Green. This modern home built approx 2020 offers space in abundance as well as modern living throughout. Located at the end of this cul-de-sac, you certainly feel like you can leave your worries behind whilst sitting on your very own balcony looking on to open fields, its a view you won't want to leave! The local school and amenities are close by as well as great access to Keynsham and Bath, so what you waiting for? Call today to arrange your viewing! Approx 2400 sq ft of accommodation comprising: entrance hall, study, dining room, cloakroom, utility room and lounge which opens to the impressive kitchen. The first floor offers four double bedrooms (three bedrooms boasting en-suites, bedroom one offering a dressing area and bedrooms one and two with access to the balcony) and main bathroom. Externally you will find the double garage and parking to front, solar panels and to the rear the fantastic size rear garden with patio, lawn and views! Don't miss out on this wonderful home!

Entrance Hall

28'7" x 10'9" max n/t 5'0" (8.71m x 3.28m max n/t 1.52m)

Double glazed door to side, two double glazed windows to side, wood effect flooring, spotlights, under floor heating, under stairs storage cupboard, stairs to first floor landing, door to garage.

Lounge

20'9" x 12'6" (6.32m x 3.81m)

Double glazed French doors to rear, two double glazed windows to rear, wood effect flooring, under floor heating, air conditioning unit, opening to kitchen.

Kitchen

23'8" max x 12'6" (7.21m max x 3.81m)

Double glazed French doors to rear, two double glazed windows to rear, double glazed window to side, wood effect flooring, under floor heating,

spotlights, wall and base units with worktops over, tiled splashbacks, 1 1/2 bowl sink with drainer, integrated dishwasher, two integrated fridge/freezers, wine fridge, Neff double oven, Neff microwave, Neff coffee machine, feature island (with breakfast bar, plug tower, Neff cooker hood, electric Neff hob, storage).

Dining Room

15'0" x 11'9" (4.57m x 3.58m)

Double glazed French doors to front, two double glazed windows to front, spotlights, under floor heating.

Study

9'7" x 8'1" (2.92m x 2.46m)

Double glazed window to side, spotlights, under floor heating.

Utility

8'11" x 6'4" (2.72m x 1.93m)

Double glazed door to side, spotlights,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(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	

