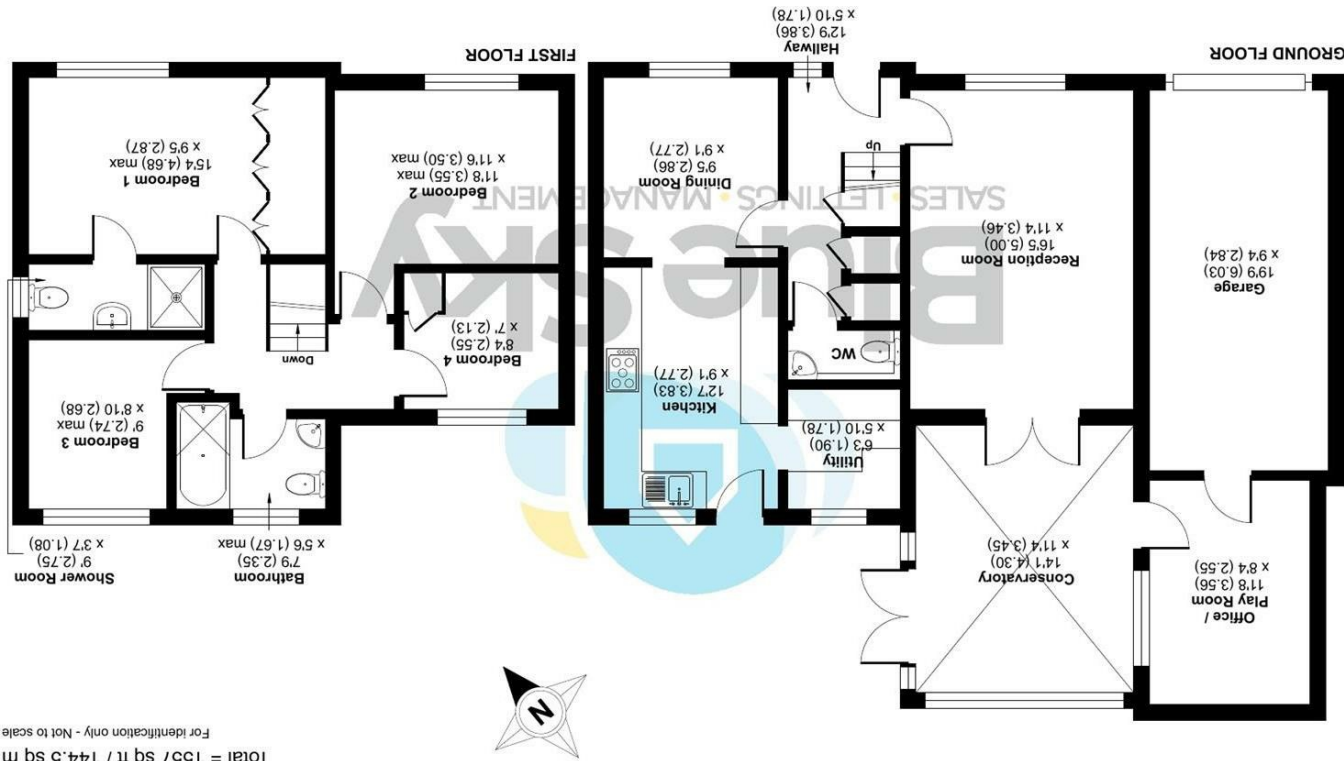




Bagworth Drive, Longwell Green, Bristol, BS30

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/drainage 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

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Like what you see?



Council Tax Band: E | Property Tenure: Freehold

4 BEDROOM DETACHED FAMILY HOME ON BAGWORTH DRIVE!! Nestled in the desirable area of Longwell Green, Bristol, this splendid four-bedroom detached family home offers a perfect blend of comfort and modern living. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal choice for families of all sizes. The heart of the home is a modern fitted kitchen, designed to meet the needs of contemporary living, where culinary delights can be created with ease. The property boasts a family bathroom and an ensuite bathroom attached to bedroom 1, ensuring convenience and privacy for all family members. Parking is a breeze with space for up to four vehicles, making it easy for you and your guests to come and go without hassle. The excellent location of this home means you are just a stone's throw away from local amenities, schools, and shops, providing everything you need within easy reach. This detached house is not just a property; it is a place where memories can be made and cherished. With its generous living spaces and prime location, it presents a wonderful opportunity for those seeking a family home in a vibrant community. Do not miss the chance to make this delightful residence your own.



Hallway
12'9" x 5'10" (3.89m x 1.78m)
Obscure double glazed door and window into hallway, stairs to first floor, storage under stairs, wood effect flooring, radiator.

Cloakroom
2'6" x 5'9" (0.76m x 1.75m)
W.C. wash hand basin, part tiled walls, wood effect flooring, extractor fan.

Dining Room
9'5" x 9'1" (2.87m x 2.77m)
Double glazed windows to front, wood effect flooring, radiator, opening to kitchen.

Kitchen
12'7" x 9'1" (3.84m x 2.77m)
Double glazed window and door to rear, the kitchen consists of matching wall and base units with worktops over, 1 & a 1/2 bowl sink with mixer taps and drainer, gas range style cooker with 7 ring gas hob and extractor hood above, tiled splashback, wood effect flooring, radiator, the following appliances are integrated:- microwave, dishwasher and wine cooler, opening to utility room.

Utility Room
6'3" x 5'10" (1.91m x 1.78m)
Double glazed window to rear, matching wall and base units with worktops over, wood effect flooring, tiled splashback, space for the following appliances:- washing machine, fridge/freezer and tumble dryer.

Lounge
16'5" x 11'4" (5.00m x 3.45m)
Double glazed window to front, radiator, doors to conservatory.

Conservatory
14'4" x 11'4" (4.37m x 3.45m)
Double glazed windows and doors, wood effect flooring, radiator.

Office / Play Room
11'8" x 8'4" (3.56m x 2.54m)
Double glazed window into conservatory, wood effect flooring, radiator.

Landing
Stairs to ground floor.

Bedroom 1
9'5" x 15'4" (2.87m x 4.67m)
Double glazed window to front, built in wardrobes, radiator.

Ensuite
9'0" x 3'7" (2.74m x 1.09m)
Obscure double glazed window to side, walk in shower cubicle, wash hand basin, W.C. heated towel rail, tile effect flooring, part tiled walls.

Bedroom 2
11'7" x 11'6" (3.53m x 3.51m)
Double glazed window to front, wood effect flooring, radiator, loft access.

Bedroom 3
8'10" x 9'0" (2.69m x 2.74m)
Double glazed window to rear, radiator.

Bedroom 4
7'0" x 8'4" (2.13m x 2.54m)
Double glazed window to rear, airing cupboard housing boiler, radiator.

Bathroom
5'6" x 7'9" (1.68m x 2.36m)
Obscure double glazed window to rear, bath with shower attachment off taps, W.C. wash hand basin, heated towel rail, tile effect flooring, tiled walls.

Front / Driveway
Brick paved driveway and gravel area provides off street parking for 3x cars, outside lighting, canopy over front door.

Rear Garden
Low maintenance rear garden with patio areas & astro turf, shingle borders, side gate to front, wall and fencing enclosing, outside lighting and water tap.

Garage
19'9" x 9'4" (6.02m x 2.84m)
Up and over roller door, power and lighting.



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		
	71	77
England & Wales	EU Directive 2002/91/EC	

