



2 Court Farm Gardens

, Longwell Green, BS30 9BT

Price £825,000



*** Beautifully Presented Family Home Situated Within A Cul De Sac Position*** Scenic Views To The Rear, This High Specification Home Comes With Under Floor Heating, Double Glazing And Quality Finishings Throughout, Accommodation Comprising Hallway, Kitchen Dining Area, Lounge, Downstairs WC and Boot Area, Utility Room And Double Garage, Four Bedrooms The Master Having A Walk In Dressing Room And Luxury Shower Room, Luxury Family Bathroom, Gardens Both Front And Rear, Driveway Providing Further Parking, Call For Further Details.



Hallway

Entrance door leading to the hallway, stairs to the first floor accommodation with feature glazed panels, open under stairs recess, tiled flooring, power points.

Lounge 16'11" x 16'8" (5.15 x 5.08)

Bi folding patio doors leading to the rear garden, tiled flooring, power points, feature Stovax log burner.

Study / Bedroom 5 10'0" x 13'0" (3.04 x 3.97)

Double glazed bay window overlooking the front, power points.

Kitchen Area 12'11" a 15'2" (3.94 a 4.63)

Luxury kitchen with quality fittings, double glazed window overlooking the front, double bowl sink unit with Quoker hot tap, selection of wall and base units with work tops over, four ring electric De Dietrich hob, extractor hood and Fagor ovens, breakfast Island unit, inset ceiling lights.

Dining Area 12'11" x 9'6" (3.94 x 2.89)

Bi folding doors to the rear garden, tiled flooring.

Utility Room 5'9" x 6'4" (1.76 x 1.94)

Sink unit, tiled flooring, plumbed for washing machine and space for a tumble dryer.

Cloakroom

Double glazed window, WC, wash hand basin, tiled flooring and walls.

Boot Area 5'9" x 5'9" (1.75 x 1.75)

Tiled flooring, seating bench with shelving underneath, storage cupboard.

Landing

Access to the loft space, window overlooking the front.

Bedroom 1 13'0" x 14'11" (3.97 x 4.54)

Bi folding doors to the rear, luxury fitted wardrobes, inset ceiling lights.

Walk In Dressing Room 5'1" x 10'2" (1.56 x 3.10)

En Suite Shower Room

GD Porcelanosa sink unit, WC, shower area with rain shower, wall radiator, tiled flooring and walls, double glazed window.

Bedroom 2 10'2" x 12'11" (3.11 x 3.93)

Double glazed window overlooking the rear with open views, power points.

Bedroom 3 10'1" x 12'0" (3.08 x 3.65)

Double glazed window overlooking the front, power points.

Bedroom 4 8'3" x 13'0" (2.52 x 3.95)

Double glazed window overlooking the front, built in wardrobes.

Family Bathroom 9'4" x 9'11" (2.84 x 3.03)

Double glazed window, tiled flooring and walls, wall radiator, wash hand basin, bath and shower area with rain shower attachment built in airing cupboard with shelving.

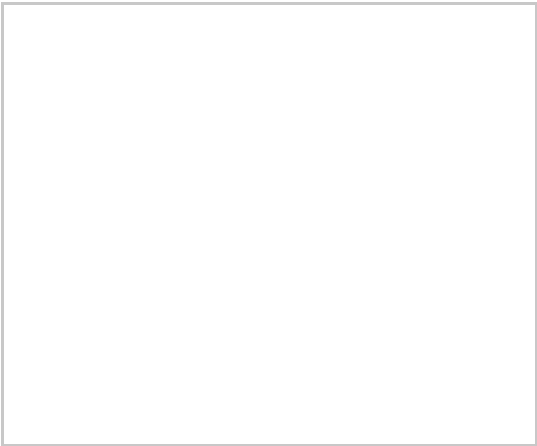
Double Garage 19'5" x 17'0" (5.92 x 5.17)

Electric up and over door, personal door leading to the rear garden.

Garden

Well tended rear garden with a selection of shrubs, laid to lawn with patio area, outside lighting, there is also a brick built storage shed.

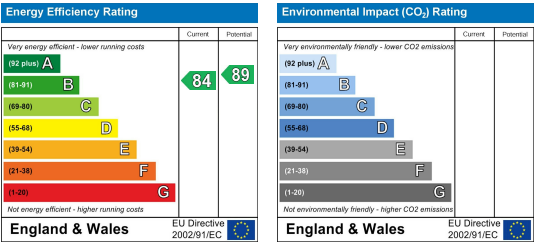
Area Map



Floor Plans



Energy Efficiency Graph



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