



70 Court Farm Road, Bristol, BS30 9AD

£800,000

An immaculately presented executive style FOUR/FIVE BEDROOM DETACHED FAMILY HOME situated on the desirable Court Farm Road, close to shops and amenities. This lovely property benefits from flexible living accommodation, a generously sized mature rear garden, driveway providing off street parking, single garage, uPVC double glazing and gas fired central heating. An internal inspection is highly recommended.

Longwell Green is a suburb to the east of Bristol, which has access on to the A4174 Bristol ring road giving direct access to the M32, M4 and M5 motorways. Traditionally a small and rural community, Longwell Green offers fantastic access to both Bristol and Bath. The abundance of surrounding green space and parks allows for great walks and cycling routes. Local schools include: Longwell Green Primary School, Barrs Court Primary School, Hanham Woods Academy and Sir Bernard Lovell Academy. Just off the A4174 are many retail and leisure parks.

Entrance via leaded uPVC double glazed front door with matching side panel and window to side aspect into

Porch

Wall light, further obscured leaded uPVC double glazed front door with matching side panel into

Hallway



Wood flooring, single radiator, wall lights, coving, stairs rising to first floor landing, doors to

Reception Room

13'1" x 10'9" (4.01 x 3.29)



Feature bay fronted leaded uPVC double glazed window to front aspect, small double radiator, central ceiling rose, door to

Dining Room

13'9" x 12'0" (4.21 x 3.67)



Leaded uPVC double glazed window to front aspect, coving, central ceiling rose, double radiator, wooden bi-folding doors to

Sitting Room

20'10" x 19'3" (6.37 x 5.87)



uPVC double glazed patio doors to rear garden, uPVC double glazed window to rear aspect enjoying lovely views across the garden, living flame gas fire with granite hearth, wooden surround and mantel over, wall lights, coving, ceiling roses, large double radiator.

Family Bathroom

7'11" x 5'7" (2.42 x 1.71)



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, wall mounted wash hand basin with chrome mixer tap over, p-shaped bath with chrome mixer taps over, fully tiled shower cubicle with sliding glazed doors and mains shower over, part

tiled, tiled flooring with underfloor heating, heated towel rail, extractor.

Kitchen

13'6" x 8'9" (4.12 x 2.69)



uPVC double glazed window to rear aspect, a range of wall and floor units with granite worksurfaces over, 1 1/2 bowl stainless steel sink drainer unit with mixer taps over, tiled splashbacks, 5 ring gas Baumatic hob with stainless steel splashback and extractor hood over, built in Neff double oven and grill, integrated fridge/freezer, low level separate fridge, under unit lighting, tiled floor with underfloor heating, archway through to

Utility

7'10" x 5'7" (2.40 x 1.71)



uPVC double glazed window to rear aspect, obscured uPVC double glazed door to side aspect, further floor storage cupboards with granite worksurface over, single stainless steel sink drainer unit with mixer tap over, space and plumbing for automatic washing machine, tiled flooring, opening to further storage cupboard, coving, separate door to

Boiler Cupboard

Wooden shelving, tiled flooring, floor mounted Worcester boiler.

First Floor Landing



Access to loft space, coving, light tunnel, doors to

Master Bedroom

17'7" x 11'0" (5.36 x 3.36)



uPVC double glazed window to rear aspect enjoying lovely views across the rear garden, single radiator, coving, door to En Suite, door to

Walk In Wardrobe

Shelving, hanging space.

En Suite Bathroom

8'1" x 7'6" (2.48 x 2.29)



Obscured uPVC double glazed window to front aspect,

suite comprising wash hand basin with chrome mixer tap over, storage beneath and cupboard to the left, low level w/c, panelled Jacuzzi bath with separate shower attachment, fully tiled shower cubicle with sliding glazed doors and mains shower over, fully tiled walls, tiled flooring with underfloor heating, coving, extractor, chrome heated towel rail.

Bedroom Two

16'4" x 11'0" (4.98 x 3.37)



uPVC double glazed window to rear aspect enjoying lovely views across the rear garden, coving, wall lights, single radiator, door to

En Suite Shower Room

7'1" x 5'3" (2.16 x 1.61)



Obscured uPVC double glazed window to side aspect, suite comprising wash hand basin with chrome mixer tap over and storage cupboard beneath, cupboard to the right of shower, low level w/c, fully tiled shower cubicle with sliding glazed doors and mains shower over, part tiled walls, chrome heated towel rail, archway with further door to hallway, light, shaver point, extractor.

Bedroom Three

16'11" x 8'11" (5.17 x 2.72)



2 uPVC double glazed leaded windows to front aspect, single radiator, coving, storage cupboard with hanging rail and shelving.

Bedroom Four

11'1" x 8'0" (3.38 x 2.46)



uPVC double glazed window to rear aspect enjoying the lovely views across the garden, single radiator, coving.

Study/Bedroom Five

17'5" x 10'0" (5.31 x 3.05)



Velux window to side aspect, eaves storage cupboards, single radiator.

Outside



The front of the property is accessed via two double wrought iron gates onto the block paved driveway providing ample off street parking and access to the garage with electric roller shutter door. There is also pedestrian access via a separate wrought iron gate. There are gravel borders and planted borders containing a mixture of plants and shrubs with an established laurel hedge providing a degree of privacy along with a garden pond. The front is enclosed mainly by wooden and wrought iron fencing. A wooden pedestrian gate provides access to the rear garden. The rear garden is a huge benefit to the property (approx 200ft in length and approx 50 ft in width). There is a patio area immediately adjacent to the property ideal for al fresco dining, a hot tub is currently in situ, steps lead up to an area which is laid to lawn with mature deep planted borders containing a mixture of established evergreen shrubs, trees and clipped hedging with a beautiful mature Japanese maple providing a beautiful environment for wildlife. A large wooden outbuilding with doors, windows and electric (potential as an additional workspace area) is also included in the sale. Steps lead up through an archway with trellis and an established wisteria with fruit trees either side to a further expanse of patio providing a further entertainment space detached from the main house with a further area laid to a level

lawn with mature planted borders containing a mixture of ground cover containing perennials, shrubs and trees. At the top of the garden is a slightly raised terrace. The rear garden is enclosed by wooden fencing, concrete posts and gravel boards.

Directions

Sat Nav BS30 9AD

Floor Plan



Total area: approx. 200.4 sq. metres (2156.6 sq. feet)
70 Court Farm Road, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		64	75
		EU Directive 2002/91/EC	

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