



61 Court Farm Road, Bristol, BS30 9AD

Offers In The Region Of £675,000

NO ONWARD SALES CHAIN An immaculately presented executive style five bedroom detached property situated on the desirable Court Farm Road, close to shops and amenities. This lovely property benefits from a generously sized south facing rear garden, driveway providing off street parking, double garage, uPVC double glazing, gas fired central heating and master bedroom with en suite. 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 uPVC double glazed door into

Hallway



Stairs rising to first floor landing, double radiator, slate flooring, under stairs storage cupboard, doors to

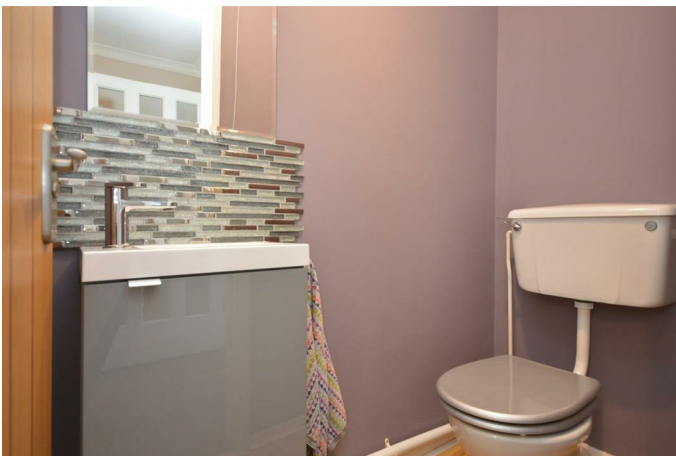
Sitting Room

19'2" x 11'10" (5.86 x 3.62)



uPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, 2 radiators, coal effect living flame fire with marble surround, wooden flooring.

Downstairs W/C



Close coupled w/c, wall mounted wash hand basin with

mixer taps over and storage beneath, extractor fan, wooden flooring.

Kitchen/Dining Room

19'2" x 11'3" (5.86 x 3.43)



uPVC double glazed bi-folding doors to rear garden, uPVC double glazed window to side aspect, uPVC double glazed window to front aspect, a recently refitted kitchen with a range of wall and floor units with granite work surface over, 1 1/2 bowl sink unit with mixer taps over, Rangemaster style gas cooker with fitted extractor hood over, integrated dishwasher, breakfast bar area, single radiator, slate flooring, spot lights, door to

Utility Room

11'5" x 5'8" (3.49 x 1.73)



uPVC double glazed door to rear garden, uPVC double glazed window to rear aspect, a range of wall and floor units with roll edge work surface over, 1 1/4 stainless steel sink with mixer taps over, space for additional freezer, space and plumbing for washing machine, space for tumble drier, wall mounted Worcester combination boiler, single radiator, slate flooring, door to

Inner Hallway

Single radiator, slate flooring, second staircase leading to first floor landing, door to

Dining Room

13'0" x 8'2" (3.97 x 2.51)



uPVC double glazed window to side aspect, single radiator, slate flooring.

First Floor Landing (main staircase)

uPVC double glazed window to rear aspect, access to loft space, doors to

Family Bathroom

5'11" x 9'11" (1.81 x 3.03)



Obscured uPVC double glazed window to front aspect, a recently refitted white suite comprising free standing bath with mixer tap over and shower attachment, pedestal wash hand basin with mixer taps over and storage beneath, close coupled w/c, double shower cubicle with rainfall shower attachment over, fully tiled, slate flooring, heated towel rail.

Master Bedroom

9'7" x 12'6" (2.93 x 3.83)



uPVC double glazed window to side aspect, double radiator, fitted wardrobes, wooden flooring, spot lights, door to

En suite Shower Room

6'5" x 5'7" (1.98 x 1.71)



uPVC double glazed obscured window to side aspect, close coupled w/c, wash hand basin with mixer taps over and storage beneath, shower cubicle with shower attachment over, heated towel rail, fully tiled, tiled flooring, spot lights.

Bedroom Two

9'10" x 11'3" (3.00 x 3.45)



uPVC double glazed window to rear aspect, single radiator, wooden flooring.

Bedroom Three

7'6" x 12'0" (2.31 x 3.66)



uPVC double glazed window to rear aspect, single radiator, wooden flooring.

Bedroom Four

11'5" x 7'7" (3.49 x 2.32)



uPVC double glazed window to front aspect, single radiator, wooden flooring.

Bedroom Five

8'3" x 7'8" (2.54 x 2.35)



uPVC double glazed window to front aspect, single radiator, wooden flooring.

OUTSIDE



The FRONT of the property has a driveway providing off street parking for several vehicles and access to the DOUBLE GARAGE with 2 up and over doors. The generously sized and well maintained south facing REAR garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to artificial lawn with a selection of trees and shrubs. The rear garden is fully enclosed by wood panelled fencing.

Directions

Satnav BS30 9AD

Floor Plan



Total area: approx. 190.8 sq. metres (2053.6 sq. feet)
61 Court farm rd, Bristol

Area Map



Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

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