



## 5 Stowte Close, Longwell Green, BS30 9EB Offers In The Region Of £975,000

Nestled in the sought-after Stowte Close (off Court Farm Road) Longwell Green, this four bedroom detached house built in 2020 offers spacious luxury living accommodation. The property boasts a modern and stylish open plan lounge, kitchen, and dining area, perfect for entertaining guests or relaxing with family. Situated within a small development of only 5 luxury houses, this home stands out for its exceptional quality and attention to detail. From the underfloor heating on the ground floor, en suites and bathroom to the high-end kitchen equipped with integrated Neff appliances, including a slide and glide oven, every aspect of this property exudes sophistication. Adding to its appeal, this house features balcony's to two of the bedrooms along with a double garage, providing space for parking and storage. A south facing rear garden enjoys far reaching views over neighboring countryside. The property's contemporary design and premium finishes make it a desirable choice for those seeking a blend of comfort and elegance in a prime location.

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 composite double glazed front door with obscured glazed side panel giving direct access into

### Hallway

7'8" x 7'8" (2.36 x 2.34)



Stairs rising to first floor landing, understairs storage cupboard, Karndean flooring, doors to

### Garage

18'1" x 17'9" (5.52 x 5.43)

Electric up and over door, power and light connected.

### Office

9'7" x 8'1" (2.93 x 2.47)



uPVC double glazed window to side aspect, inset spots.

### Downstairs W/C



uPVC double glazed window to side aspect, Roca w/c, Roca wash hand basin with mixer tap and storage beneath, inset spots, extractor.

### Utility Room

7'4" x 6'3" (2.25 x 1.93)

Pedestrian door to side aspect, Karndean flooring, cupboard housing manifold for underfloor heating, a range of further wall and floor units with worksurface over, single stainless sink drainer unit, space and plumbing for tumble drier and washing machine, wall mounted Vaillant gas boiler, inset spots, extractor.

### Open Plan Family Room/Kitchen

20'0" x 12'6" (6.10 x 3.83)



2 sets of uPVC double glazed French doors with matching side panels and windows to rear garden, a range of modern wall and floor units with Quartz worksurfaces over, 1 1/2 bowl sink with mixer tap over, tiled splashbacks, integrated dishwasher, slimline wine cooler, integrated Neff microwave with coffee machine beneath, 2 integrated fridge freezers, integrated Neff oven and microwave grill combination, central island with pan drawers and Neff induction hob with contemporary extractor over, area for bar stools. Family Room - Daikin wall mounted air conditioning unit, wall lights,



### Sitting Room

14'4" x 11'8" (4.39 x 3.58)



Double uPVC double glazed doors with matching windows to front aspect, wall lights, inset spots.

### First Floor Landing



Oak and glass balustrade, access to loft space, single radiator, uPVC picture window to front aspect, airing cupboard housing pressurised water system, doors to

### Main Bedroom

14'2" x 12'9" (4.33 x 3.90)



uPVC double glazed French doors with side panels giving access to the balcony with stainless steel balustrade and glazing enjoying far reaching views

over open countryside, single radiator, wall mounted Daikin air conditioning unit, walk through dressing room with inset spots, fitted drawers and wardrobes, door to

### En Suite

8'3" x 5'10" (2.54 x 1.80)



Velux window to side aspect, suite comprising low level Roca w/c, wash hand basin with storage cupboards beneath and mixer tap over, tiled splashback, large fully tiled walk in shower cubicle with sliding glazed door, external control and overhead rainfall shower with separate shower attachment, tiled flooring, wall mounted chrome heated towel rail, inset spots, extractor.

### Bedroom Two

14'2" x 12'9" (4.33 x 3.91)



uPVC double glazed French doors with matching side panel and window to balcony with stainless steel balustrade and glazing enjoying pleasant views across the garden and countryside, a range of fitted wardrobes and drawers, single radiator, Daikin air conditioning unit, inset spots, door to

### En suite

Obscured uPVC double glazed window to side aspect, Roca low level w/c, wash hand basin with mixer taps over, storage beneath, tiled splashback, mirror, fully tiled shower cubicle with sliding glazed door, external controls and overhead rainfall shower and separate shower attachment, tiled flooring, chrome heated towel rail, inset spots, extractor.

### Bedroom Three

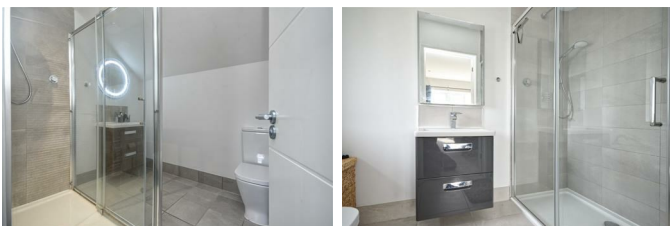
17'11" x 16'7" (5.48 x 5.07)



2 uPVC double glazed windows to side aspect, 2 single radiators, inset spots, a range of fitted wardrobes with hanging rail and shelving.

### En suite

8'5" x 6'10" (2.57 x 2.09)



Suite comprising Roca low level w/c, wash hand basin with storage beneath and mixer tap over, tiled splashbacks, mirror with light, fully tiled shower cubicle with sliding glazed door, mains shower with separate shower attachment over, external controls, tiled flooring, chrome heated towel rail, inset spots, extractor.

### Bedroom Four

14'6" x 11'8" (4.42 x 3.58)



uPVC double glazed patio doors with matching windows and side panel to Juliette balcony, single radiator, a range of fitted cupboards with hanging rail and shelving, inset spots.

### Family Bathroom

7'6" x 6'10" (2.31 x 2.09)



Velux window to side aspect, obscured uPVC double glazed window to side aspect, suite comprising Roca low level w/c, Roca wash hand basin with mixer taps over and storage drawers beneath, tiled splashbacks, fitted mirror, roll top bath, tiled feature wall, tiled flooring, inset spots, chrome heated towel rail.

### Outside



The front of the property has a driveway providing off street parking and access to the double garage, cctv

cameras are installed to the front and rear of the property. The front is enclosed mainly by part render/part fence. The rear garden has a generously sized patio area immediately adjacent to the property ideal for al fresco dining offering an excellent degree of privacy, steps lead up to the remainder of the garden which is laid mainly to lawn. The rear garden is enclosed by wooden featheredge fencing and stone walling with coping stone and native hedging.

**Directions**

Sat Nav BS30 9EB

**Agents Note**

Shared driveway owned by Stowte Close Management.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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