



**184c Bath Road, Bristol, BS30 9DB**  
**Offers In The Region Of £800,000**

**\*\* NO ONWARD CHAIN\*\*** Nestled in the charming area of Longwell Green, just off the prestigious Bath Road, lies this stunning 6-bedroom detached house that exudes elegance and comfort. As you step inside, you are greeted by three inviting reception rooms that offer ample space for entertaining or relaxing with family. The property boasts six generously sized bedrooms, providing plenty of room for a growing family or guests. With two modern bathrooms, mornings will be a breeze in this beautifully presented home. The underfloor heating throughout all three floors ensures warmth and comfort during the colder months, while the uPVC double glazing adds a touch of luxury.

One of the highlights of this property is the recent extension at the rear, creating a bright and airy garden/dining room with a stylish lantern roof and bi-folding doors that open up to the low maintenance rear garden. Imagine hosting gatherings or simply enjoying a quiet evening in this delightful space. Parking will never be an issue with a generous driveway including a single garage for added convenience. The total floor area of over 2,500 sqft provides a spacious environment for all your needs.

This immaculately presented home is a true gem, offering a perfect blend of modern amenities and classic charm. Don't miss the opportunity to make this exquisite property your own and experience the luxurious lifestyle it has to offer.

Entrance via front door into

## Entrance Hallway



uPVC double glazed window to front aspect, wooden flooring, inset spots, storage cupboard with shelving and hanging space, further door to

## Main Hallway

15'3" x 8'2" (4.65 x 2.51)

Stairs rising to first floor landing, Oak flooring, inset spots, doors to

## Downstairs W/C

Oak flooring, low level w/c, wash hand basin with mixer tap over and storage beneath, extractor.

## Sitting Room

21'1" x 12'5" (6.45 x 3.80)



uPVC double glazed feature bay window to front aspect, Oak flooring, inset spots, built in speakers, doors to

## Open Plan Kitchen/Breakfast Room

23'10" x 15'0" (7.27 x 4.59)



A range of wall and floor units with granite worksurfaces over, Franke 1 1/2 bowl sink unit with

mixer tap over, hot water tap, built in full sized Neff dishwasher, double oven, built in Neff microwave, integrated fridge and freezer, central island with AEG induction hob and a range of drawers and cupboards and contemporary extractor hood and light over, space for barstools, door to utility room. Breakfast Room area, lighting and inset ceiling speakers, Oak flooring, opening to

## Dining Room

20'6" x 8'6" (6.25 x 2.60)



Lantern roof, inset spots, double set of anthracite grey bi-folding doors to patio and rear garden, Oak flooring.

## Utility Room

12'11" x 5'8" (3.95 x 1.75)



uPVC double glazed pedestrian door to patio and rear garden, uPVC double glazed window to rear aspect, a range of further wall and floor units with worksurface over, stainless steel sink drainer unit with mixer taps over, tiled splash backs, space and plumbing for white goods including tumble drier, automatic washing machine, space and plumbing for American style fridge freezer, inset spots, door with slight step down into

## Garage

18'3" x 8'6" (5.58 x 2.61)

Metal up and over door, shelving, access to underfloor heating manifold.

## First Floor Landing



Stairs rising to second floor landing, doors to

## Master Bedroom

16'9" x 13'1" (5.12 x 3.99)



uPVC double glazed windows to rear aspect, inset spots, built in mirror fronted wardrobes with hanging rail and shelving, door to

## En Suite



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, wash hand basin with mixer tap over and storage beneath, fully tiled walk in shower cubicle with fixed glazed screen and mains shower with separate shower attachment over,

central floor drain, decorative Travertine tiling, chrome heated towel rail, inset spots, extractor.

## Bedroom Two

12'11" x 11'3" (3.96 x 3.45)



uPVC double glazed window to front aspect, a range of fitted wardrobes with hanging rail and shelving.

## Bedroom Three

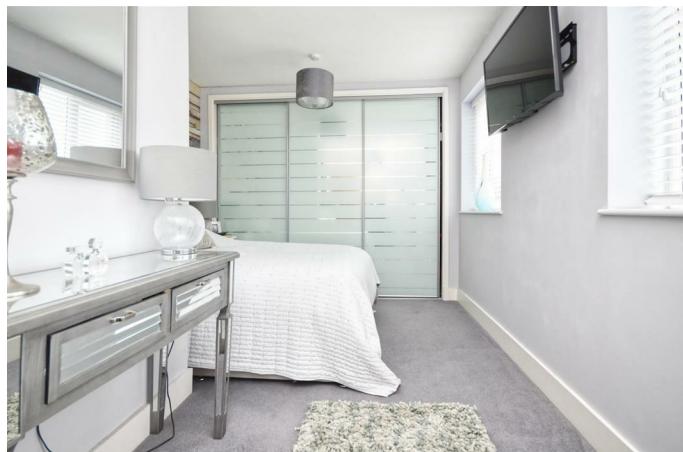
12'11" x 11'2" (3.95 x 3.42)



uPVC double glazed window to rear aspect, wood effect flooring.

## **Bedroom Four**

**16'8" x 9'8" (5.10 x 2.95)**



uPVC double glazed windows to front aspect, fitted wardrobes with hanging rail and shelving.

## **Family Bathroom**

**9'8" x 9'8" (2.97 x 2.96)**



Obscured uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, wash hand basin with chrome mixer taps over and storage beneath, tiled paneled bath, fully tiled shower cubicle with sliding glazed door with rainfall shower and separate shower attachment over, decorative Travertine tiling, alcove shelving pockets with downlighters, inset spots, extractor. chrome heated towel rail, airing cupboard with wooden shelving for linen and manifold for underfloor heating.

## **Second Floor Landing**

**15'3" x 7'11" (4.66 x 2.42)**



Velux window to front and rear aspects, wall lights,

inset spots, access to eaves storage housing manifold for underfloor heating, doors to

## **Bedroom Five**

**15'8" x 12'4" (4.78 x 3.77)**



Velux windows to both front and rear aspects, eaves storage cupboards, inset spots.

## **Bedroom Six**



Velux windows to both front and rear aspects, access to eaves storage, cupboard housing Vaillant gas boiler and water storage tank.

## **Outside**



The immaculately presented rear garden is a huge benefit to the property with patio areas immediately adjacent to the property ideal for outside entertaining with ample space for garden furniture, the remainder is laid mainly to an artificial lawn for ease of maintenance with a further patio area for outside dining table, there is also a beautiful mature pink Cherry tree. There are raised planters containing plants and shrubs with an outdoor shower with hot and cold water feed (There is the option to purchase by separate negotiation the hot tub). The rear garden is enclosed mainly by wooden featheredge fencing. There is pedestrian access via a wooden gate to the

front of the property which has a block paved driveway providing ample off street parking and access to the single garage.

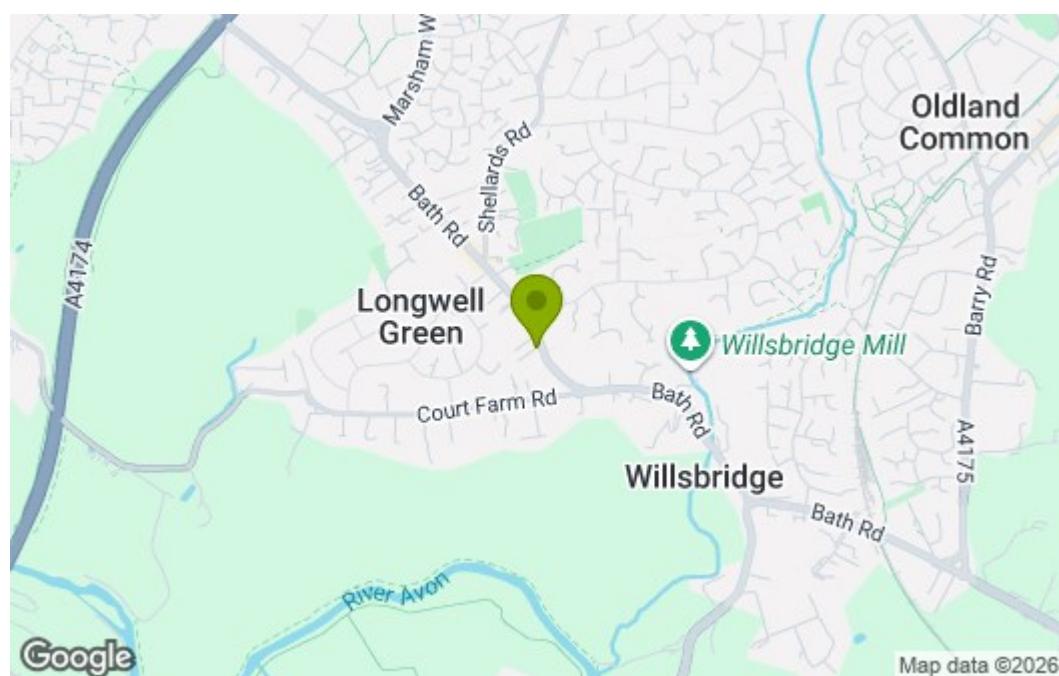
**Directions**

Sat Nav BS30 9DB

## Floor Plan



## 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	79	85
(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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