



4, Palmdale Close, Longwell Green Bristol
BS30 9UH

£320,000

Anne James Estate Agents are delighted to present this well-presented semi-detached home, situated in one of Longwell Green's most sought-after cul-de-sacs. Ideally located, the property is just a short distance from Gallagher Retail Park, offering a wide range of shops, cafés, and amenities. It also benefits from easy access to the popular Bristol to Bath Railway Path, perfect for scenic walks and cycling through the surrounding countryside. Offered to the market with no onward chain, the accommodation comprises an entrance porch leading into a spacious lounge/dining room, and a well-appointed kitchen/breakfast room on the ground floor. Upstairs, there are two generous double bedrooms and a modern family bathroom. Externally, the property boasts enclosed, low-maintenance gardens, along with a garage and ample off-street parking for multiple vehicles. Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

Entrance Porch

4' 11" x 4' 3" (1.5m x 1.3m)

Lounge

17' 9" x 12' 10" (5.4m x 3.9m)

Kitchen/Dining Room

12' 10" x 8' 10" (3.9m x 2.7m)

Double glazed window to the rear,

Landing

Master Bedroom

12' 10" x 9' 6" (3.9m x 2.9m)

Bedroom Two

12' 10" x 8' 10" (3.9m x 2.7m)

Wet Room

9' 2" x 4' 7" (2.8m x 1.4m)

Front Garden – Mainly laid to lawn with driveway for several vehicles leading to gates giving access to the rear garden.

Rear Garden - Low maintenance garden, mainly patio area, laid to lawn area and

driveway giving access to the garage which provides additional parking.





For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol