



**Connells**

Roseville Avenue  
Longwell Green BRISTOL



### Property Description

Nestled in a charming and quiet cul-de-sac within a highly sought-after area, this beautifully presented semi-detached home offers versatile living space ideal for families and multi-generational living. The property comprises an inviting entrance porch leading into a spacious lounge, a well-appointed kitchen/dining room perfect for entertaining, and a bright conservatory overlooking the rear garden. Upstairs, you'll find three generously sized bedrooms and a modern family bathroom. A standout feature is the self-contained annex, accessed via the entrance porch. This fantastic addition includes a kitchenette, en-suite shower room, and a mezzanine sleeping area – ideal for grown-up children, guests, or even as a home office or studio. To the rear, the garden is beautifully maintained, offering a tranquil space to relax or entertain. At the front, a private driveway provides off-road parking for 2–3 vehicles.

This deceptively spacious home combines comfort, flexibility, and location – a rare opportunity not to be missed.

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**Ground Floor**

**First Floor**

Total floor area 112.7 m<sup>2</sup> (1,213 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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131 Bath Road Longwell Green  
BRISTOL BS30 9DD

EPC Rating: C Council Tax  
Band: C

**view this property online [connells.co.uk/Property/BLG104587](http://connells.co.uk/Property/BLG104587)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BLG104587 - 0002