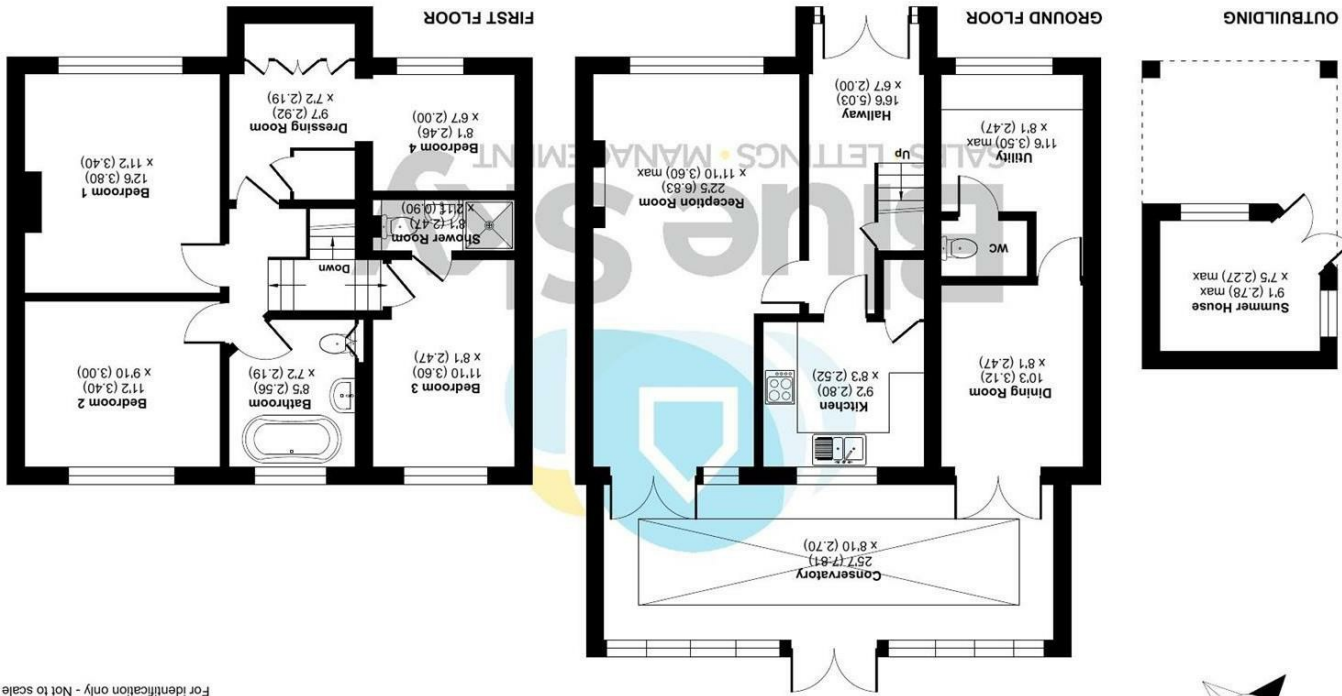




Larksleaze Road, Longwell Green, Bristol, BS30

Approximate Area = 1540 sq ft / 143 sq m
Outbuilding = 63 sq ft / 5.8 sq m
Total = 1603 sq ft / 148.8 sq m
For identification only - Not to scale



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

Don't forget to register and stay ahead of the crowd.

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Get in touch to arrange a viewing!

Like what you see?



4

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C

Council Tax Band: C | Property Tenure: Freehold

IMPRESSIVE EXTENDED HOME!! Nestled on Larkslease Road in the charming area of Longwell Green, Bristol, this extended semi-detached home offers a perfect blend of space, comfort and modern living. With four generously sized bedrooms, including a delightful fourth bedroom featuring a dressing area and a third bedroom with its own en-suite, this property is ideal for families seeking both privacy and convenience. Upon entering, you are greeted by a welcoming hall with stairs to the first floor. There are two spacious reception rooms, a well appointed kitchen and utility room. The heart of the home is undoubtedly the conservatory with a stunning lantern roof, allowing natural light to flood the space. This area is perfect for relaxing or hosting gatherings, with views of the impressive south-facing rear garden. The property also boasts three bathrooms, ensuring that morning routines run smoothly for everyone. Outside, the south-facing rear garden is a true highlight, offering a tranquil retreat for outdoor activities, gardening, or simply soaking up the sun. The driveway provides parking for two vehicles, adding to the convenience of this lovely home. Situated within walking distance to the local school, amenities and picturesque riverside walks, this property is not only a beautiful home but also a fantastic location for families and individuals alike. This semi-detached house is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this wonderful property your own.



Entrance Hall
16'6" x 6'7" (5.03m x 2.01m)
Double glazed french doors and two double glazed windows to front, stairs to first floor landing, radiator, spotlights, wood effect flooring, understairs storage cupboard (housing fuse board, electric meter and gas meter).

Reception Room
22'5" x 11'10" max (6.83m x 3.61m max)
Double glazed window to front, double glazed french doors of conservatory, double glazed window to conservatory, radiator, ceiling coving, gas fire with surround, wood effect flooring, serving hatch

Conservatory
25'7" x 8'10" (7.80m x 2.7m)
Of brick and UPVC construction, double glazed windows to rear, double glazed french doors to rear, lantern roof, two radiators, spotlights, wood effect flooring, two electric roof windows.

Kitchen
9'2" x 8'3" (2.80m x 2.52m)
Double glazed window to conservatory, wall and base units, under cupboard lighting, one and a half bowl sink with drainer, worktops, cooker hood, space for electric cooker, serving hatch, pantry with light, tiled splashbacks, tiled flooring.

Dining Room
10'3" x 8'1" (3.12m x 2.46m)
Double glazed french doors to conservatory, radiator, tiled flooring.

Utility Room
11'6" max x 8'1" (3.51m max x 2.46m)
Double glazed window to front, radiator, tiled flooring, worktop, wall mounted gas combi boiler, space for tumble dryer, space for washing machine, space for dishwasher, space for tall fridge, space or tall freezer.

Cloakroom
Wash hand basin, W.C, extractor fan, tiled flooring, shelves, wall unit, radiator.

First Floor Landing
Spotlights, loft hatch (loft with drop down ladder, part boarded, light, power and velux window to rear).

Bedroom One
12'6" x 11'2" (3.81m x 3.40m)
Double glazed window to front, radiator.

Bedroom Two
11'2" x 9'10" (3.40m x 3.00m)
Double glazed window to rear, radiator.

Bedroom Three
11'10" x 8'1" (3.61m x 2.46m)
Double glazed window to rear, radiator, door to en-suite.

Bedroom Three En-Suite
8'1" x 2'11" (2.46m x 0.89m)
Shower cubicle, wash hand basin, W.C, tiled walls, extractor fan, radiator.

Bedroom Four And Dressing Area
8'1" x 6'7" (2.46m x 2.01m)
Double glazed window to front, two radiators, spotlights, eaves storage, over stairs storage cupboard. Dressing Area 9'7" x 7'2"

Bathroom
8'5" x 7'2" (2.57m x 2.18m)
Double glazed window to rear, W.C, wash hand basin, freestanding bath, heated towel rail, wall panelling, tile effect flooring, spotlights, built in bathroom cupboard.

Rear Garden
Enclosed mature rear garden, pond, patio area, rear patio area, summer house with veranda (summer house with fuse board, power and light), outside taps, outside power, rear decking area, greenhouse, lawn area, trees, fruit trees and shrubs.

Front/Driveway
Block paved driveway for two cars, outside tap, outside power, patio area, shrubs and plants, outside lights, outside store, steps down from driveway to front door.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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









