



21 Elderwood Drive, Bristol, BS30 9YA

£435,000

Nestled in the sought-after area of Longwell Green, Bristol, this charming four-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a warm and inviting atmosphere, enhanced by gas-fired central heating and uPVC double glazing, ensuring a cosy environment throughout the year.

Upon entering, you will find a well-appointed fitted kitchen that is ideal for both cooking and entertaining. The spacious living areas provide ample room for relaxation and family gatherings. The property features a shower room and modern bathroom, catering to the needs of a busy household.

One of the standout features of this home is the garage conversion, currently utilised as a nail salon and gym, offering a unique opportunity for those seeking a versatile space for work or leisure. This area could easily be adapted to suit your personal needs, whether that be a home office, playroom, or additional storage.

Entrance via composite obscured door to

Porch

Space for hanging coats, door into

Hallway

Solid oak flooring, stairs rising to first floor landing, doors to

Sitting Room/Dining Room

13'1" x 12'5" / 11'2" x 8'0" (4.00 x 3.79 / 3.41 x 2.45)



uPVC double glazed window to front aspect, double radiator, under stairs storage cupboard, solid oak flooring, opening to dining area, uPVC double glazed patio doors opening to rear garden, double radiator, door to

Kitchen/Breakfast Room

10'10" x 7'4" / 10'7" x 9'8" (3.31 x 2.26 / 3.24 x 2.95)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated gas hob with extractor over, integrated double oven and dishwasher, open plan into breakfast area, uPVC double glazed patio doors to rear garden, single radiator, space for American style fridge freezer.

Family Room

16'2" x 9'8" (4.94 x 2.95)



uPVC double glazed window to front aspect, double radiator, solid oak flooring.

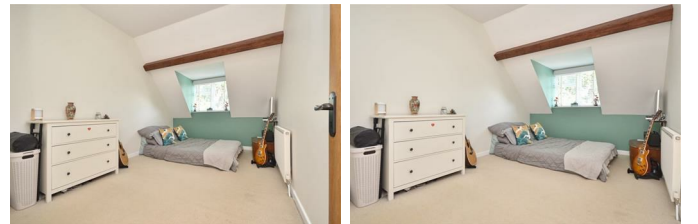
First Floor Landing



Access to loft space, doors to

Master Bedroom

14'10" x 9'8" (4.54 x 2.97)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes.

Bedroom Two

12'11" x 8'11" (3.96 x 2.72)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes.

Bedroom Three

9'1" x 9'4" (2.77 x 2.86)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes.

Bedroom Four

9'6" x 6'0" (2.91 x 1.85)



uPVC double glazed window to front aspect, single radiator.

Family Bathroom

7'2" x 9'6" (2.19 x 2.92)



Double glazed Velux window to rear aspect, suite comprising panelled bath, pedestal wash hand basin, close coupled w/c, single radiator.

Shower Room

6'1" x 6'0" (1.87 x 1.84)



Obscured uPVC double glazed window to rear aspect, shower cubicle with shower attachment over, pedestal wash hand basin with mixer taps over, close coupled w/c, heated towel rail.

Outside

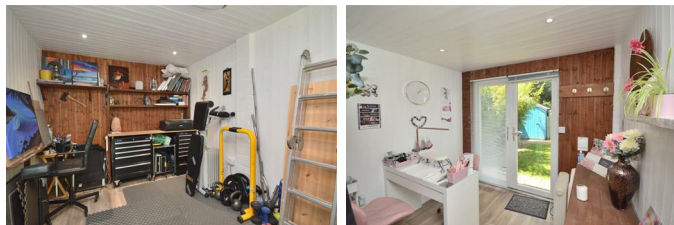


The front is laid mainly to lawn with a pathway leading to the front door. The rear garden is well maintained with a patio area immediately adjoining the property ideal for garden furniture, the remainder is laid mainly to lawn. Two garden shed are included in the sale. The

rear garden is fully enclosed by wood panel fencing. A pedestrian gate provides access.

Garden Room (Formally garage)

8'7" x 17'3" (2.62 x 5.26)

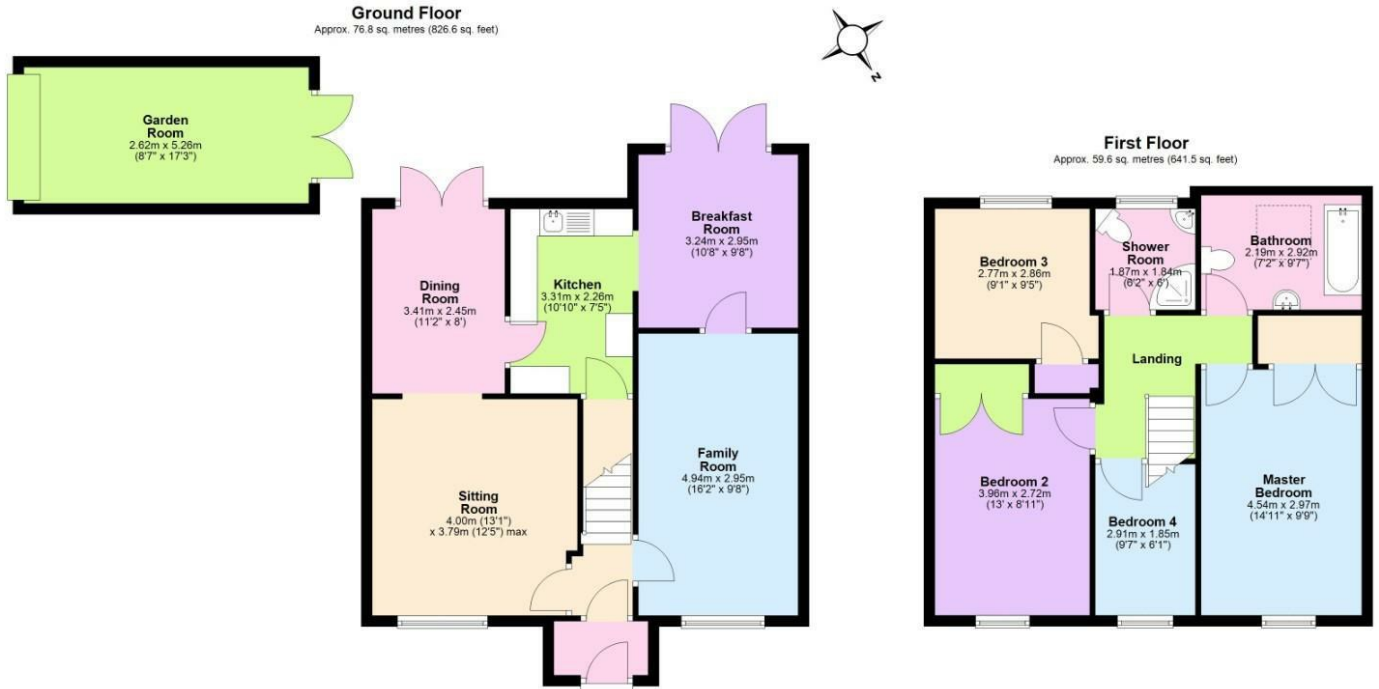


Eaves storage, power and light is connected, spot lights. Currently used as a Salon / Gym.

Directions

Sat Nav BS30 9YA

Floor Plan



Total area: approx. 136.4 sq. metres (1468.1 sq. feet)
21 Elderwood Drive

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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