



**Craven Close, Longwell Green, Bristol, BS30**  
 Approximate Area = 1010 sq ft / 93.8 sq m  
 Garage = 59 sq ft / 5.4 sq m  
 Total = 1069 sq ft / 99.2 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/drainaged, 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!**

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Get in touch to arrange a viewing!

Like what you see?



**22 Craven Close, Longwell Green, Bristol, BS30 7BX**  
**Offers In Excess Of £400,000**





Council Tax Band: D | Property Tenure: Freehold

**CUL-DE-SAC LOCATION!** Welcome to this superb three-bedroom detached home located in the desirable area of Craven Close, Longwell Green, Bristol. This fantastic property offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking more space. As you enter, you will find a spacious lounge that invites relaxation, complemented by a well-appointed kitchen/diner, perfect for family meals and entertaining guests. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a lovely view of the garden. The ground floor also features a convenient downstairs cloakroom, adding to the practicality of the home. Upstairs, you will discover three good sized bedrooms, providing ample space for rest and personalisation. The bathroom completes the first floor accommodation. Outside, the good-sized rear garden offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. The property also boasts driveway parking to front, along with a garage that has been thoughtfully split into a study/play area and a storage space, catering to various needs. Situated close to local amenities, leisure facilities and school, this home is perfectly positioned for convenience and community living. Don't miss the opportunity to make this delightful house your new home.



**Entrance Hall**

6'2 x 2'11 (1.88m x 0.89m)  
Door to front, two double glazed windows, fuse board, coved ceiling, radiator, wood effect flooring.

**Cloakroom**

Double glazed window to side, W.C, wash hand basin, radiator, wood effect flooring.

**Lounge**

15'4 x 15'2 max (4.67m x 4.62m max)  
Double glazed window to front, stairs rising to first floor landing, two radiators, under stairs storage cupboard with light, coved ceiling.

**Kitchen/Diner**

15'2 x 8'8 (4.62m x 2.64m)  
Double glazed patio doors to conservatory, radiator, tiled flooring, coved ceiling, dado rail, door to study/play area, double glazed window to conservatory, a range of wall and base units with worktops over, tiled splashbacks, space for dishwasher, space for washing machine, double electric oven, gas hob, cooker hood, space for fridge/freezer, one and a half bowl sink and drainer.

**Conservatory**

12' x 11'2 (3.66m x 3.40m)  
Of brick and UPVC construction, double glazed windows, double glazed French doors to rear garden, spotlights, tiled flooring.

**Study/Play Area**

9'1 x 8'1 (2.77m x 2.46m)  
Door and window to rear, loft access (part board and light), light, door to remaining garage. Please note the study/play area forms part of the garage.

**Remaining Garage**

8'1 x 7'3 (2.46m x 2.21m)  
Up and over door to front, door to study/play area, light.

**First Floor Landing**

Loft access (with ladder, part boarded, power and light), double glazed window to side, airing cupboard housing gas combination boiler.

**Bedroom One**

15'2 max x 11'9 max (4.62m max x 3.58m max)  
Two double glazed windows to front, radiator, fitted wardrobe with sliding doors, over stairs storage cupboard.

**Bedroom Two**

8'8 x 8' (2.64m x 2.44m)  
Double glazed window to rear, radiator.

**Bedroom Three**

7'1 x 6'2 (2.16m x 1.88m)  
Double glazed window to rear, radiator, wood effect flooring.

**Bathroom**

6'1 x 5'6 (1.85m x 1.68m)  
Double glazed window to side, extractor fan, heated towel rail, W.C, wash hand basin, enclosed bath with shower over, tiled walls, wall mounted bathroom cabinet with mirror, spotlights.

**Front/Driveway**

Gated side access to rear garden, gas and electric meters, light, driveway parking for several cars.

**Rear Garden**

Enclosed garden with gated side access, shed, outside tap, gravel area, trees, lawn area, patio area, door to study area, shrubs, covered store, feature planters with seat.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	87
(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	

