



Approximate Area = 1114 sq ft / 103.4 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1267 sq ft / 117.6 sq m
 For identification only - Not to scale



Burbank Close, Longwell Green, Bristol, BS30



23 Burbank Close, Longwell Green, Bristol, BS30 9YB
£475,000



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.

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Like what you see?





Council Tax Band: E | Property Tenure: Freehold

WELCOME TO YOUR FOREVER HOME!! Nestled in the tranquil cul-de-sac of Burbank Close in Longwell Green, Bristol, this spacious detached home offers an ideal setting for families seeking comfort and convenience. With four good sized bedrooms, this property provides ample space for relaxation and privacy. The two well-appointed reception rooms are perfect for entertaining guests or enjoying family time, creating a warm and inviting atmosphere throughout the home. The well-presented interiors reflect a thoughtful design, making it easy for you to move in and start enjoying your new home right away. Outside, the property features parking for up to three vehicles, a valuable asset in today's busy world. The location is particularly appealing, as it is close to local schools, making it an excellent choice for families. Additionally, the nearby walks to Willsbridge Mill offer a wonderful opportunity to enjoy the natural beauty of the area, perfect for leisurely strolls or outdoor activities. This delightful home combines space, style, and a prime location, making it a must-see for anyone looking to settle in Longwell Green. Don't miss the chance to make this charming property your own.



Entrance Hall

15'5" x 6'11" (4.70m x 2.11m)
Double glazed door and window to the front, radiator, storage cupboard housing fuse board, stairs to first floor landing.

Cloakroom

Double glazed window to the side, W.C, wash hand basin with vanity, part tiled walls.

Lounge

14'9" x 13'1" (4.50m x 3.99m)
Double glazed window to the front, bifold doors to dining room, radiator, electric fire and surround.

Dining Room

12'3" x 11'1" (3.73m x 3.38m)
Bifold doors to lounge, double glazed window to the rear, radiator.

Kitchen

11'10" x 8'10" (3.61m x 2.69m)
Double glazed door to the rear, double glazed windows to the side and rear, wall and base units, worktops, tiled splashbacks, wall mounted gas combi boiler, sink/drainage, electric hob and oven, cooker hood, space for fridge/freezer, space for washing machine, tile effect flooring.

First Floor Landing

Loft access (ladder, part boarded, light), storage cupboard with shelving, double glazed window to the side.

Bedroom One

15'5" x 10'7" (4.70m x 3.23m)
Double glazed window to the front, radiator.

Bedroom Two

12'2" max x 10'7" (3.71m max x 3.23m)
Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three

10'6" x 9'5" max (3.20m x 2.87m max)
Double glazed window to the front, radiator.

Bedroom Four

9'4" x 7'2" (2.84m x 2.18m)
Double glazed window to the rear, radiator.

Bathroom

6'2" x 6'2" (1.88m x 1.88m)
Double glazed window to the side, W.C, wash hand basin with vanity, bath with shower over, extractor fan, shower screen, part tiled walls, radiator.

Front

Canopy over front door, shrubs, trees, laid to gravel, side gate to rear garden.

Garage

18'8" x 8'2" (5.69m x 2.49m)
Up and over door to front, light and power, double glaze door to rear garden, eaves storage.

Driveway Parking

Driveway parking for two cars.

Rear Garden

Enclosed rear garden, lights, trees/plants/shrubs, patio area, pond, summer house with light and power, side gate, lawn area, outside tap, decking area, door to garage, pergola.



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

