



**Longs Drive,
Bristol, BS37 5XP**

**PRICE: Offers In
Excess Of £400,000**

Property Features

- Four Bedrooms
- Detached Home
- Kitchen/Dining Room
- Utility Room
- Lounge
- Study
- En-Suite Shower Room
- Family Bathroom & Downstairs WC
- No Onward Chain
- Off Street Parking

Full Description

Description Room

This impressive four-bedroom detached house built in 2005, spans an inviting 1,292 square feet, providing ample space for families or those seeking extra room to breathe.

There is a separate living room that exudes warmth and charm, ideal for both relaxation and entertaining. The additional reception room offers versatility, perfect for a study, playroom, or a quiet reading nook. The heart of the home is undoubtedly the modern kitchen dining room, which is well-equipped and designed for both casual dining and formal gatherings.

The property boasts four well-proportioned bedrooms an en-suite shower room, a further family bathroom serves the remaining bedrooms.

Practicality is key with a utility room and a cloakroom, providing essential storage and laundry space. Outside, the landscaped rear garden, to the front the driveway offers off-road parking, a valuable asset in today's busy world.

Entrance Hall

Front door to entrance hall, stairs to first floor accommodation, under stairs storage space, laminate flooring, doors to all ground floor accommodation.

Kitchen/Diner

20'0 x 12'8 (6.10m x 3.86m)

Double glazed window to rear aspect, range of fitted wall and base units with work surfaces over, breakfast bar, integral wine cooler, microwave and oven with induction hob and cooker hood over, 11/2 bowl stainless steel sink unit with drainer, splash backs, spot lighting, double glazed French doors to rear, column radiator, door to utility, laminate flooring.

Utility Room

6'4 x 5'2 (1.93m x 1.57m)

Obscure double glazed door to garden, under stairs storage cupboard, wall and base units, wall mounted central heating boiler, plumbing for washing machine, space for tumble drier, consumer unit, coving.



Living Room
12'10 x 11'7 (3.91m x 3.53m)
Double glazed window to front aspect, coving, radiator, TV point, laminate flooring.

Reception Room
11'7 x 7'2 (3.53m x 2.18m)
Double glazed window to front aspect, laminate flooring, glazed door to lounge.

Cloakroom
6'2 x 3'10 (1.88m x 1.17m)
Double glazed window to side aspect, WC, wash hand basin with vanity unit under, coving, radiator.

Landing
Doors to all first floor accommodation, access to loft space.



Bedroom 1
12'4 x 11'7 (3.76m x 3.53m)
Double glazed window to front aspect, radiator, door to -

En-Suite
7'6 x 5'2 (2.29m x 1.57m)
Obscure double glazed window to side aspect, walk in double shower cubicle, wash hand basin with vanity unit under, WC, heated towel rail, part tiled walls, spot lighting.

Bedroom 2
11'6 x 10'1 (3.51m x 3.07m)
Double glazed window to rear aspect, TV point, radiator.

Bedroom 3
9'11 x 8'9 (3.02m x 2.67m)
Double glazed window to rear aspect, TV point, radiator.

Bedroom 4
10'5 x 7'8 (3.18m x 2.34m)
Double glazed window to front aspect, TV point, radiator.



Bathroom
8'10 x 6'2 (2.69m x 1.88m)
Obscure double glazed window to side aspect, wash hand basin with vanity unit under, WC, part tiled walls, panelled bath with shower over, spot lighting, heated towel rail.

Front Garden
Outside lighting, gate providing access to rear garden, driveway providing off street parking for several cars.

Rear Garden
Enclosed by wall, mainly laid to artificial lawn, patio seating areas, summer house, power socket and outside tap.

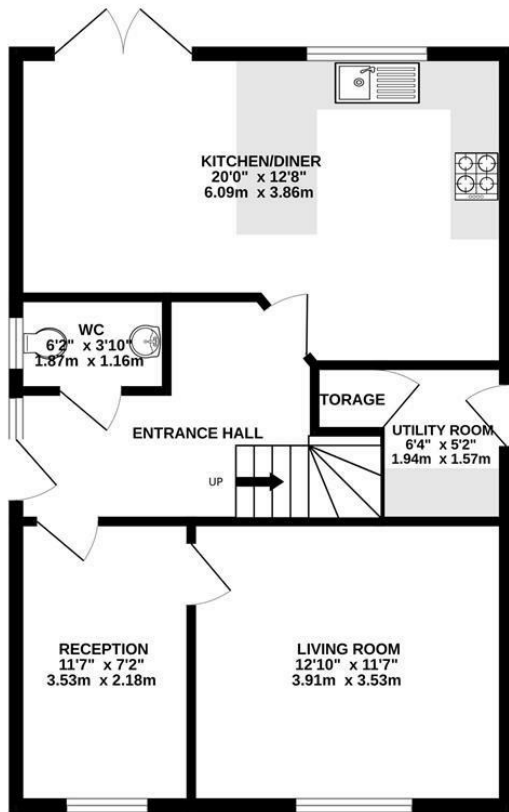


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

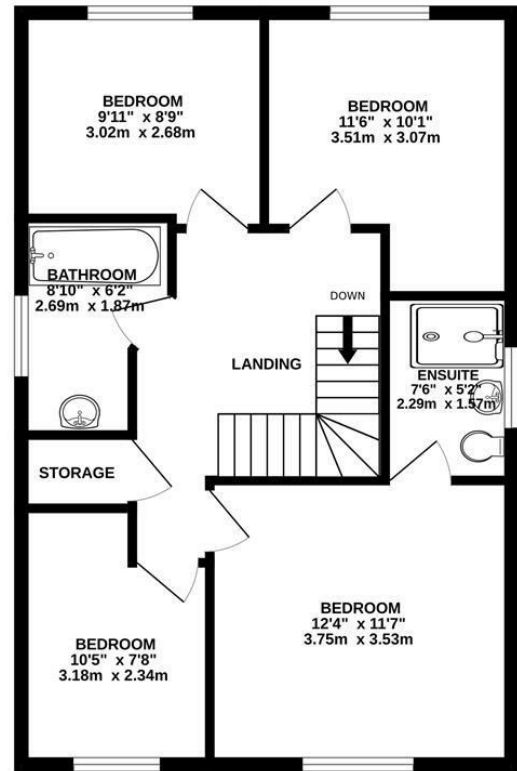
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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