



10 Larksleaze Road Longwell Green Bristol
South Gloucestershire BS30 9BL

£375,000

Occupying a sought after location and offering spacious, well presented accommodation is this 1950's semi detached bungalow. Offering extended accommodation to briefly include an entrance hallway, an extended lounge, a generous kitchen/diner, two spacious bedrooms, the main bedroom with en-suite and a light and airy bathroom. Further benefits include a driveway to the side of the property which leads to a single garage, a generous enclosed and private rear garden. This delightful bungalow is situated in an excellent position with all the local amenities that Longwell Green has to offer, it makes a great base to enjoy all the area has to offer as well as being ideally placed to visit both Bristol and Bath City Centres and Keynsham Railway Station approximately three miles away, early viewing of this delightful property is highly recommended.

Entrance

The entrance to the property is through a Upvc door into the hallway.

Entrance Hallway

Built in storage cupboard, radiator, coving, doors into bedroom one and two, bathroom and lounge.

Lounge

21' 4" x 12' 10" (6.51m x 3.92m)

Upvc double glazed French doors to the rear, feature fireplace with gas fire, two radiators, wall lights, TV point, coved ceiling.

Kitchen/Breakfast room

19' 7" x 7' 10" (5.98m x 2.40m)

Upvc double glazed window and door to the side, range of wall and base units with rolled edge work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, space for a fridge, space for a freezer, space for a washing machine, breakfast bar, opening into the dining room.

Dining Room

12' 11" x 7' 10" (3.94m x 2.40m)

Upvc double glazed window to the rear, radiator, coving.

Bedroom One

12' 7" into bay x 9' 10" (3.84m x 2.99m)

Upvc double glazed bay window to the front, range of mirror fronted wardrobes, radiator, door leading into en-suite.

En-Suite

6' 10" into shower x 2' 6" (2.08m x 0.77m)

Upvc double glazed obscure window to the side, tiled shower cubicle with bi-fold glass screen and electric shower, low level WC, wash hand basin.

Bedroom Two

10' 1" x 9' 5" to wardrobes (3.08m x 2.87m)

Upvc double glazed window to the front, range of mirror front wardrobes, radiator.

Bathroom

8' 11" x 5' 4" (2.72m x 1.63m)

Upvc double glazed obscure window to the side, white suite comprising of a corner bath, a low level WC, pedestal wash hand basin, radiator and tiled walls.





Garage

19' 0" x 9' 5" (5.79m x 2.87m)

Up and over door with power and light supply and courtesy door to the rear garden.

Front garden

The front garden is enclosed by a low boundary wall and mainly laid to lawn with mature shrub and flower borders with a pathway leading to the front door. There is a driveway to the side of the property which leads to a single garage with an up and over door.

Rear garden

The rear garden is of a generous size and mainly laid to lawn and patio, with mature tree and shrub and flower borders. There is a small potting shed to the rear of the garage.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Council Tax Band

Floorland and EPC to be inserted

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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