

**Ground Floor**

Kitchen/Dining Area: 18'5" x 11'10" (5.62 x 3.62 m)

Living Room: 12'2" x 12'4" (3.71 x 3.77 m)

Sitting Area: 6'7" x 8'0" (2.03 x 2.46 m)

WC/Utility: 6'9" x 6'8" (2.07 x 2.05 m)

Garage: 7'2" x 9'10" (2.21 x 3.01 m)

Hallway: 5'9" x 10'1" (1.77 x 3.10 m)

**Floor 1**

Bedroom: 10'4" x 11'9" (3.16 x 3.59 m)

Bedroom: 10'0" x 10'4" (3.06 x 3.17 m)

Bedroom: 6'9" x 12'11" (2.07 x 3.95 m)

Bathroom: 7'10" x 5'5" (2.39 x 1.66 m)

Landing: 10'0" x 8'3" (3.06 x 2.53 m)

North Arrow: N, S, E, W





PROPERTY TYPE House - Semi-Detached  
BEDROOMS 5  
RECEPTION ROOMS 2  
BATHROOMS 1  
EPC RATING E  
COUNCIL TAX BAND D



An extended five bedroom semi detached property having been extensively refurbished and presented to a high standard by its present owners.

The accommodation comprises an entrance hallway, lounge, a bespoke fitted kitchen with island and a separate sitting area leading through utility/WC.

To the first floor are five generous bedrooms and a modern fitted bathroom.

Outside, the property stands in a larger than average plot with a driveway providing parking for several vehicles and a garage.

The rear provides an enclosed garden with a great seating area for entertaining.



## the location

Well located home set close to the local amenities of Oldland Common. Longwell Green, and the more extensive facilities at Gallagher retail park, including its range of national shops, retailers, gym, cinema complex and swimming pool are also nearby. Set close to pleasant green walks. Bristol 5.5 miles Bath 7.2 miles

## what the owners will miss

*"We will really miss the balance this home has offered us, nestled perfectly between Bristol and Bath, with easy access to the beautiful countryside, scenic walks, and having the cycle track right on our doorstep. It has everything from local amenities to schools within walking distance, not to mention the best fish and chip shop in Bristol! Most of all, we'll miss the kitchen/garden space, which has been at the heart of our home and so many special moments— hosting friends and family, enjoying long summer evenings, and creating memories we'll always cherish."*



## just a thought...

Situated in the popular rural location with good local amenities and sought after local school full, a prompt viewing is highly recommended.