

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures or fittings or services or so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Dining Hallway 15'9" x 13'6" (4.82m x 4.13m)
- Sitting Room 16'9" x 11'5" (5.13m x 3.48m)
- Play Room 11'1" x 7'10" (3.39m x 2.39m)
- Kitchen/Dining Room 15'10" x 10'1" (4.83m x 3.08m)
- Conservatory 9'8" x 8'9" (2.96m x 2.67m)
- Bedroom 16'11" x 11'3" (5.17m x 3.44m)
- En-Suite 11'3" x 7'11" (3.44m x 2.43m)
- Bedroom 9'8" x 9'5" (2.95m x 2.88m)
- Bedroom 8'9" x 8'0" (2.68m x 2.44m)
- Bedroom 8'1" x 6'8" (2.47m x 2.04m)
- Bathroom 6'7" x 6'2" (2.03m x 1.88m)
- Garden Studio 18'11" x 11'10" (5.78m x 3.61m)
- Annex
- Living/Kitchen Area 15'1" x 9'9" (4.60m x 2.98m)
- Bedroom 9'11" x 8'2" (3.04m x 2.51m)
- Bathroom 8'10" x 6'4" (2.70m x 1.95m)



- Beautifully presented detached family home
- Four well-proportioned bedrooms
- Sitting room
- Play room
- Conservatory
- Separate annexe
- Garden studio
- Set within a generous, private plot
- Gated entrance with ample off-street parking

PROPERTY TYPE House

BEDROOMS 5

RECEPTION ROOMS 5

BATHROOMS 3

EPC RATING C

COUNCIL TAX BAND E



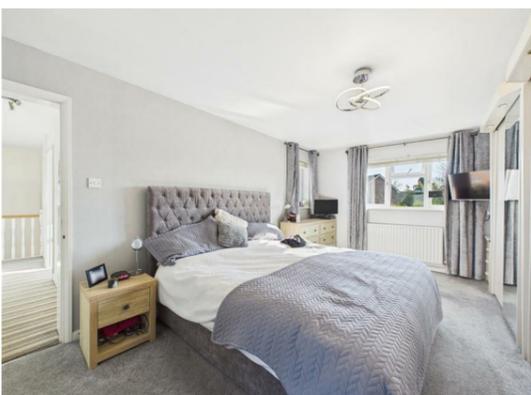
Substantial, extended and beautifully presented detached family home with separate annexe and garden room.

Entrance porch, dining hallway, large sitting room, playroom, kitchen/dining room plus conservatory.

At the first floor are four bedrooms, the master having a full en suite with both shower and bath and an additional family shower room.

Set in large plot, with gated entry, off street parking. There is a large lawned front garden, shielded by trees with a lovely garden studio.

There is an enclosed patioed rear garden, with additional space to the side of the property and a detached annexe in the garden providing a living/kitchen area, bedroom and shower room - this would prove ideal for a dependant relative or independent teenager.



## the location

Set on this modern development in the ever popular North Common, there are good local schools nearby, the community centre, plus local shops. Bristol to Bath cycle track is easily accessible, and the comprehensive facilities of Longwell Green retail park and its range of national retailers including Marks and spencer, Costa a gum, swimmign pool and cinema coplex is but a short drive away.

## what the owners will miss

*"I have truly loved living in our home for over 30 years. Its been a wonderful place/area to raise my children, and more recently, to spend time with my grandchildren especially enjoying moments together in the garden.*

*We will be very sad to leave and will greatly miss both the house and area."*

## just a thought...

If you are seeking a home close to all good local amenities, yet having a greener feel, this property is worthy of a look. With large, flexible accommodation, for either the multi generational family or those that work from home, there is ample flexible, spacious accommodation which needs to be viewed to be appreciated.