

### **3 Court Farm Close, Bristol, BS30 9EA Offers In The Region Of £575,000**

Nestled in the desirable Court Farm Close in Longwell Green, Bristol, this immaculate four-bedroom detached family home offers a perfect blend of comfort and convenience. The property is ideally located near local shops and amenities, with easy access to the ring road, making commutes to both Bristol and Bath a breeze.

The heart of the house is undoubtedly the modern open plan kitchen/dining room, which features bi-folding doors that seamlessly connect the indoor space to the low-maintenance rear garden. This delightful outdoor area is perfect for family gatherings or simply enjoying a quiet afternoon in the sun.

The ground floor benefits from underfloor heating, ensuring a warm and inviting atmosphere throughout. The property boasts two well-appointed bathrooms, catering to the needs of a growing family. Each of the four bedrooms is generously sized, providing ample space for relaxation and personalisation.

Entrance via composite front door into

### Hallway



Stairs rising to first floor landing, under stairs storage cupboard, wood effect flooring, underfloor heating, doors to

### Bedroom One

12'4" x 10'9" (3.76 x 3.29)



uPVC double glazed window to front aspect, underfloor heating.

### Bedroom Two

11'6" x 9'4" (3.53 x 2.87)



uPVC double glazed doors opening to rear garden,

fitted wardrobes and storage space, underfloor heating.

### Family Bathroom

9'4" x 5'7" (2.87 x 1.71)



Obscured uPVC double glazed window to side aspect, paneled bath with shower attachment over, close coupled w/c, wash hand basin with mixer tap over, heated towel rail, underfloor heating, spotlights.

### Sitting Room

11'9" x 11'2" (3.59 x 3.42)



uPVC double glazed window to front aspect, underfloor heating, open plan into

### Kitchen/Dining Room

18'8" x 11'9" (5.70 x 3.59)



Aluminum bi-folding doors to rear garden, a recently refitted kitchen with a range of wall and floor units with worksurfaces over, integrated AEG appliances including, electric hob with extractor over, microwave, oven, dishwasher, fridge freezer and additional under unit freezer, sink drainer unit with mixer taps over, breakfast bar area, underfloor heating, spot lights.

### First Floor Landing

Storage cupboard with shelving for linen, access to loft space, doors to

### Bedroom Three

20'5" x 7'3" (6.24 x 2.21)



uPVC double glazed window to front aspect, single radiator, door to eaves storage space.

### Bedroom Four

20'5" x 12'0" (6.24 x 3.66)



uPVC double glazed window to front aspect, single radiator, eaves storage space.

### Shower Room

7'10" x 6'3" (2.40 x 1.93)



Velux window to front aspect, close coupled w/c, wash hand basin with mixer taps over, shower cubicle with shower attachment over, heated towel rail, spot lights.

### Outside



The front of the property has a driveway providing off street parking for several vehicles. The rear garden has a patio area immediately adjacent to the property ideal for al fresco dining, step up to the remainder of the garden which is laid mainly to artificial lawn for ease of maintenance with an area of composite decking, ideal for additional garden furniture. A garden shed is included in the sale. The rear garden is fully enclosed by wooden fencing. There is a garden room at the rear of the garden.

### Garden Room/Office

11'10" x 6'10" (3.61 x 2.09)



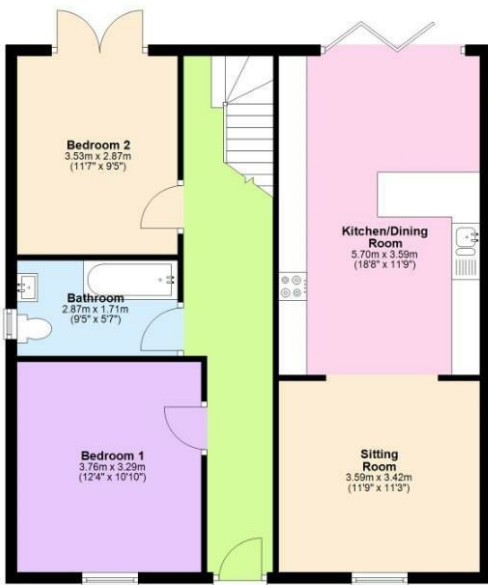
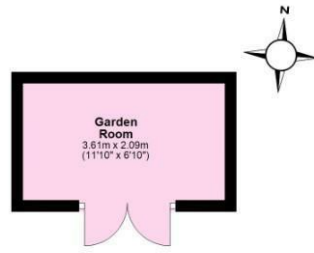
uPVC double glazed patio doors opening to rear garden, wood effect flooring, power and light is connected.

### Directions

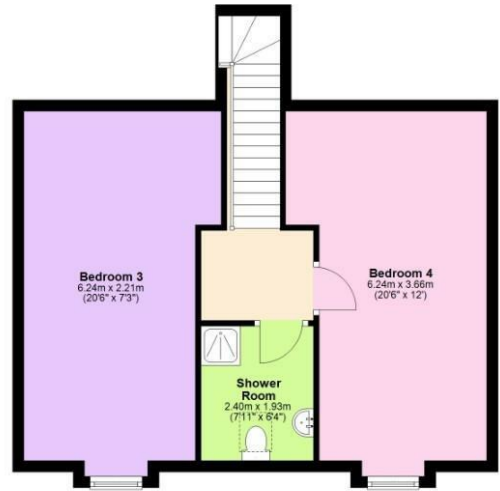
Sat Nav BS30 9EA

# Floor Plan

**Ground Floor**  
Approx. 83.6 sq. metres (900.3 sq. feet)



**First Floor**  
Approx. 53.8 sq. metres (578.9 sq. feet)



Total area: approx. 137.4 sq. metres (1479.2 sq. feet)  
**3 Court Farm Close, Bristol**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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