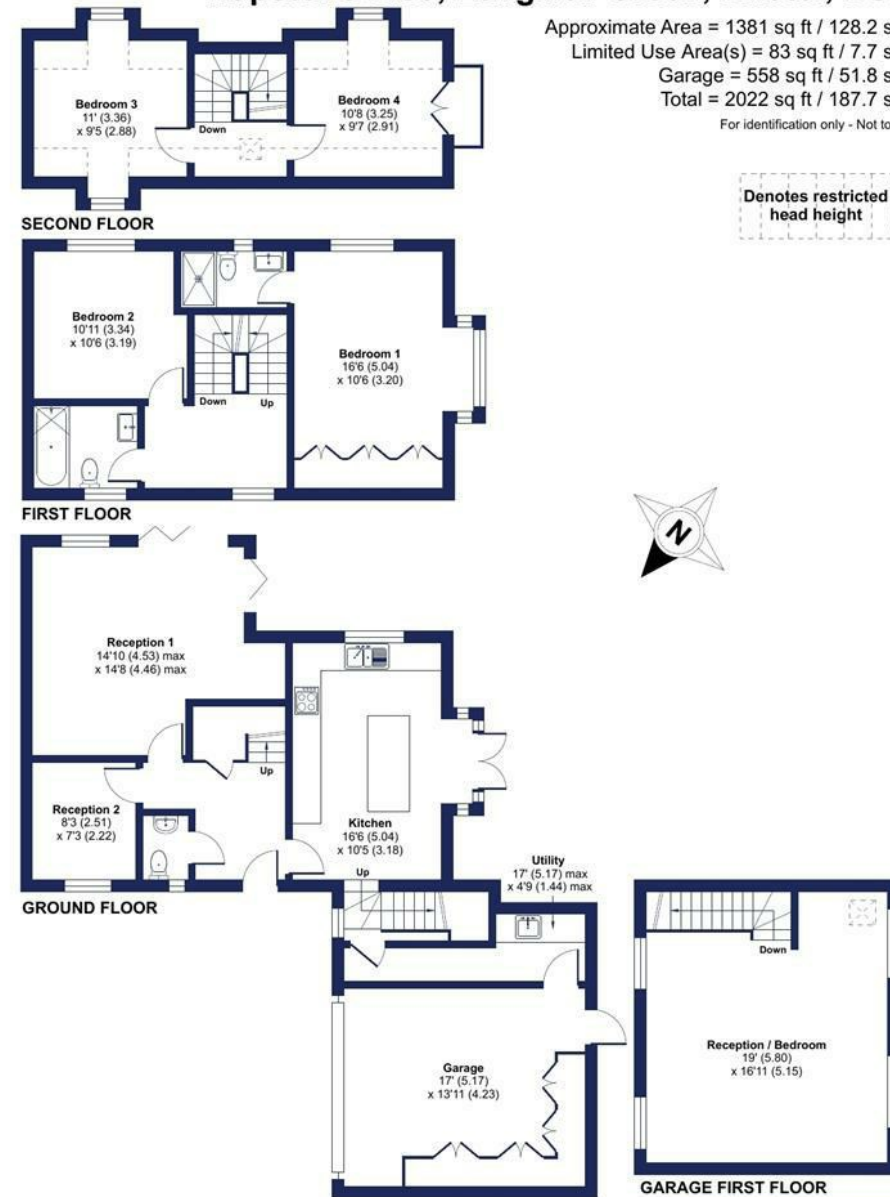


1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		78	
(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		

## Mapstone Rise, Longwell Green, Bristol, BS30

Approximate Area = 1381 sq ft / 128.2 sq m  
Limited Use Area(s) = 83 sq ft / 7.7 sq m  
Garage = 558 sq ft / 51.8 sq m  
Total = 2022 sq ft / 187.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1284897



## 6 Mapstone Rise, Longwell Green, Bristol, BS30 9DL



£625,000

An immaculately presented and substantial family home in a quiet cul de sac nearby the local amenities of Longwell Green.

- Semi-detached
- Driveway
- Double garage
- Three reception rooms
- Kitchen
- Three floors
- Four bedrooms
- Ensuite
- Family bathroom
- Landscaped garden



# 6 Mapstone Rise, Longwell Green, Bristol, BS30 9DL

Positioned in a desirable private cul-de-sac backing onto open countryside and within close proximity to the amenities of Longwell Green, this substantial four-bedroom home offers spacious and modern accommodation across three floors, ideal for upsizing families.

Upon entering, a welcoming hallway provides access to the ground floor rooms. This level features a bright and spacious reception room with bi-folding doors to the rear garden, a second reception currently used as a playroom, and a modern kitchen complete with a central island and integrated appliances. A convenient utility room and a cloakroom complete the ground floor.

The first floor hosts two generous double bedrooms, one of which benefits from a contemporary en suite shower room and fitted wardrobes, while the other is served by a modern family bathroom. The second floor offers two additional bedrooms, one of which boasts access to a private balcony.

Adding further versatility, an additional reception room is situated above the double garage, accessed via a staircase from the kitchen. Currently used as a secondary living room, this space presents the potential for a fifth bedroom or home office.

Externally, the rear garden has been landscaped to an exceptional standard, featuring an artificial lawn and a patio area ideal for outdoor dining beneath a metal pergola fitted with heaters. To the front, a block-paved driveway provides parking for two vehicles, with access to the double garage.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY

Wooden doors leading to ground floor rooms and staircase to first floor with storage cupboard below. Mosaic tiled flooring, radiator and power points.

#### RECEPTION ROOM ONE 5.2m x 4.4m (17'0" x 14'5")

to maximum points. Double glazed window with bespoke shutters and bi-folding doors leading to rear garden, floorboard effect tiled flooring, spotlight lighting, radiator and power points.

#### RECEPTION ROOM TWO 2.5m x 2.2m (8'2" x 7'2")

Double glazed window to front aspect with bespoke shutters, floorboard effect tiled flooring, radiator and power points.

#### KITCHEN 5m x 3.8m (16'4" x 12'5")

to maximum points. Double glazed window with bespoke shutters and French doors leading to rear garden. Staircase leading to a third reception room above garage and utility. Matching high gloss wall, base units and a central island with overhang of work surfaces for breakfast bar. Integrated dishwasher, fridge, freezer, double electric oven and a gas hob with extractor hood over. One and a quarter sink with spring mixer tap over, tiled splashbacks and flooring. Spotlight lighting, radiator and power points.

#### UTILITY ROOM 2.9m x 1.4m (9'6" x 4'7")

Door leading to garage, high gloss base units with work surfaces over and space for washing machine and tumble dryer. Basin with mixer tap over, tiled splashbacks and flooring, wall mounted gas Worcester boiler and power points.

#### CLOAKROOM 1.2m x 0.9m (3'11" x 2'11")

Double glazed window to front aspect, wash hand basin with mixer tap over, and a low level WC with hidden cistern. Mosaic tiled flooring, half tiled walls and a radiator.

#### GARAGE 5.4m x 4.2m (17'8" x 13'9")

Up and over garage door and pedestrian doors to both garden and utility. Ample storage cupboards, lighting and power points.

### FIRST FLOOR ABOVE GARAGE

#### RECEPTION ROOM THREE 5.8m x 5.1m (19'0" x 16'8")

Currently used as a living room but with potential to be used as a bedroom. Double glazed windows with bespoke shutters to both front and rear aspects, floorboard effect tiled flooring, spotlight lighting, radiator and power points.

### FIRST FLOOR

#### LANDING

Double glazed window with shutters to front aspect, wooden doors to first floor rooms, radiator and power points.

#### BEDROOM ONE 5m x 3.9m (16'4" x 12'9")

Double glazed windows with bespoke shutters and a seating ledge in bay. Door leading to en suite, fitted wardrobes, radiator and power points.

#### EN SUITE 2.2m x 1.2m (7'2" x 3'11")

Double glazed obscured window to rear aspect, walk in shower cubicle with glass door and rainfall overhead, wash hand basin with mixer tap over and storage below, low level WC with hidden cistern, tiled splashbacks, spotlight lighting and a heated towel rail.

#### BEDROOM TWO 3.3m x 3.1m (10'9" x 10'2")

Double glazed window with bespoke shutters to rear aspect, radiator and power points.

#### BATHROOM 2.2m x 1.7m (7'2" x 5'6")

Double glazed obscured window to front aspect, panelled bath with mixer tap and shower off mains over with a glass shower panel. Pedestal sink with mixer tap over, low level WC, fully tiled walls and flooring, spotlight lighting, heated towel rail and shaving power points.

### SECOND FLOOR

#### LANDING

Velux window to front aspect and wooden doors leading to second floor rooms. Spotlight lighting, radiator and power points.

#### BEDROOM THREE 3.2m x 2.9m (10'5" x 9'6")

Double glazed window with bespoke shutters and French doors to balcony. Spotlight lighting, radiator and power points.

#### BEDROOM FOUR 3.3m x 2.9m (10'9" x 9'6")

Double glazed windows with bespoke shutters to both front and rear aspects. Spotlight lighting, radiator and power points.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly block paved driveway with access to double garage. Laid to patio slab paving leading to front door.

#### REAR GARDEN

Landscaped with artificial lawn and a patio area for outdoor dining with metal pergola benefiting from fitted heaters. Composite fencing to boundaries and some well established shrubbery. A timber shed for storage, outside tap and power points.

#### TENURE

This property is freehold. An annual management charge of £120 is payable.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band F according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

#### ADDITIONAL INFORMATION

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE O2, Three, Vodafone - all likely available (Source - Ofcom).

