

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	91
(81-91) B		
(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
		



Total Area: 139.2 m² ... 1498 ft²
All measurements are approximate and for display purposes only.

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

8 Ludlow Court, Willsbridge, Bristol, BS30 6HB



£600,000

An immaculately presented four bedroom detached home well suited to upsizing families, sitting in a desirable cul de sac location.

- Detached ▪ Living Room ▪ Dining Room ▪ Study ▪ Sun room ▪ Kitchen ▪ Utility Room ▪ Four Bedrooms ▪ Fantastic rear garden ▪ Garage and car port



8 Ludlow Court, Willsbridge, Bristol, BS30 6HB

Located within a sought after cul de sac, this four bedroom detached home enjoys well cared for accommodation that is well suited to upsizing families.

Internally the ground floor provides spacious living accommodation comprising of a welcoming entrance hallway, a generous living room which leads to a separate dining room and a delightful conservatory with views overlooking the rear garden. The ground floor accommodation further benefits from a modern kitchen, useful utility room, contemporary WC and a further reception room currently utilised as an office. To the first floor four double bedrooms are found with the main bedroom enjoying a contemporary en suite shower room whilst the remaining rooms are serviced by a four piece suite family bathroom.

Externally the southerly facing rear garden has been landscaped with ease of maintenance in mind with artificial grass, chippings and a patio area for outdoor dining while the front of the property is mainly laid to block paving with access to a detached garage and carport.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.9m x 1.9m (16'0" x 6'2")

Access to ground floor rooms, staircase rising to first floor, oak flooring and a radiator.

LIVING ROOM 5.1m x 3.4m (16'8" x 11'1")

Double glazed French doors providing direct access to rear garden, glazed double doors to dining room, gas feature fireplace with oak mantle, oak flooring, radiator, power points.

DINING ROOM 4.0m x 2.5m (13'1" x 8'2")

Double glazed French doors leading to sunroom, glazed double doors to living room, oak flooring, radiator and power points.

SUN ROOM 3.8m x 2.8m (12'5" x 9'2")

Double glazed sliding doors providing direct access to garden, glazed windows and ceiling, oak flooring, power points.

OFFICE 2.7m x 2.3m (8'10" x 7'6")

Double glazed window to front aspect, built-in shelving units with sliding doors, radiator and power points.

KITCHEN 4.7m x 2.3m (15'5" x 7'6")

Double glazed windows to both front and side aspects, matching wooden wall and base units with granite work surfaces over, integrated dishwasher, gas hob and electric double oven. Space for a standard fridge/freezer, one and a quarter bowl stainless steel sink with mixer tap over, tiled splashbacks to all wet areas, tiled flooring, radiator and power points. Access to utility room.

UTILITY ROOM 2.3m x 1.7m (7'6" x 5'6")

Double glazed window and door to side aspect, matching wall and base units with an integrated fridge, space and plumbing for washing machine and a stacked tumble dryer, stainless steel sink with a mixer tap over, tiled flooring, radiator and power points.

CLOAKROOM 1.4m x 1.4 (4'7" x 4'7")

to maximum points. Double glazed obscured window to side aspect. WC with hidden cistern, wash hand basin with mixer tap over in vanity unit with surfaces and storage below. Door to understairs storage cupboard. Tiled flooring and walls. Heated towel rail.

FIRST FLOOR

LANDING 3.7m x 2.5m (12'1" x 8'2")

Double glazed window to side aspect, access to all first floor rooms and loft via a hatch, power points.

BEDROOM ONE 3.9m x 3.3m (12'9" x 10'9")

Double glazed windows to rear aspect with countryside views, radiator and power points. Door access to ensuite.

ENSUITE 2.2m x 0.8m (7'2" x 2'7")

Double glazed obscured window to side aspect, walk-in shower cubicle

with waterfall shower head off mains supply over, wash hand basin with mixer tap over and storage cupboard below, low level WC, tiled walls and a heated towel rail.

BEDROOM TWO 4.9m x 3.2m (16'0" x 10'5")

To maximum points. Double glazed windows to both front and side aspects. Built-in wooden wardrobes, radiator and power points.

BEDROOM THREE 2.6m x 3.4m (8'6" x 11'1")

Double glazed window to rear aspect with countryside views, built-in wardrobe with sliding mirrored doors (excluded from measurements), radiator and power points.

BEDROOM FOUR 2.7m x 2.7m (8'10" x 8'10")

Double glazed window to front aspect, built-in wardrobes, radiator and power points.

BATHROOM 2.2m x 1.8m (7'2" x 5'10")

Double glazed obscured window to side aspect, panelled bath, corner walk-in shower cubicle with electric shower, wash hand basin with mixer tap over and a low level WC. Wall shelving unit with mirrored door, tiled walls and flooring. Heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Mainly block paved low maintenance front garden, car port and a detached garage with a block paved area to front providing additional parking.

REAR GARDEN

Landscaped with varying levels boasting a mix of artificial grass, patio areas for outdoor dining and an area which is laid to chippings. Raised flower beds with a range of plants, fenced boundaries and access to the front from both sides of the property.

GARAGE 5.5m x 2.7m (18'0" x 8'10")

Detached, lighting and power points.

TENURE

This property is freehold. Owners within Ludlow Court have an 11th share of a small meadow and copse area which are located within the cul de sac. There is an annual service charge of £75 p/a for the upkeep of these areas.

AGENT NOTE

This property is in council tax band E according to www.gov.uk website. This property has the additional benefit of solar panels and storage batteries which are owned and were installed in 2022. A certificate of completion is in place to support a historic claim for subsidence caused by neighbouring trees which have been removed. The certificate of completion is available for prospective purchasers to view, on request.

ADDITIONAL INFORMATION

Local authority: South Gloucestershire Council

Services: All services connected.

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

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

