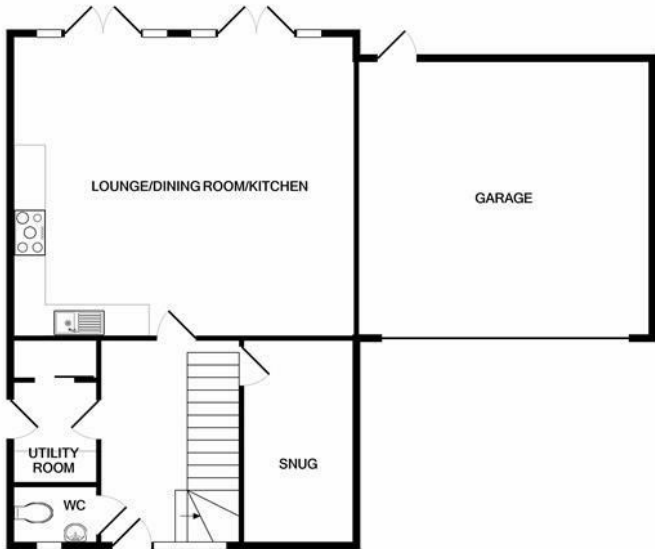
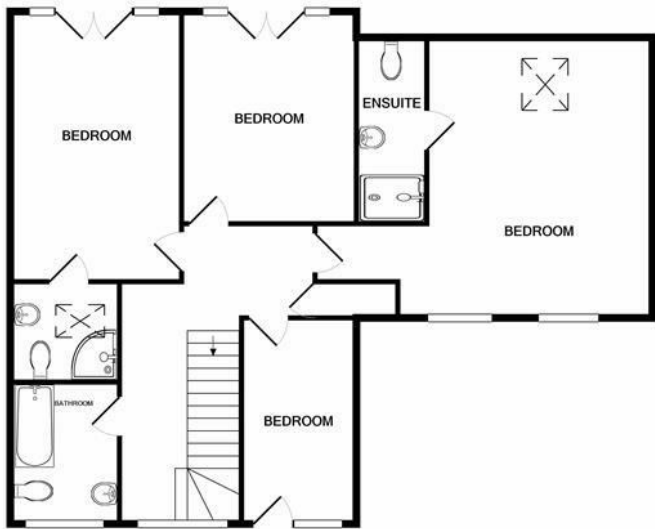


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 1046 SQ. FT.  
(97.2 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1047 SQ. FT.  
(97.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 2093 SQ. FT. (194.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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DAVIES & WAY

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1 Stowte Close, Longwell Green, Bristol, BS30 9EB



£625,000

A newly constructed four bedroom detached home situated within a tucked away location.

- Open Plan Lounge/Dining Room/Kitchen ■ Snug ■ WC ■ Utility Room ■ Four Bedrooms ■ Two En Suites ■ Family Bathroom ■ Double Garage ■ Garden





# 1 Stowte Close, Longwell Green, Bristol, BS30 9EB

Stowte Close is a recently completed development of four bedroom executive style homes situated within a discreet setting off the highly popular "Court Farm Road". The homes have been designed to compliment modern living with large open spaces in addition to several rooms with floor to ceiling windows. Internally the properties are finished to an exceptionally high standard and all benefit from underfloor heating to the ground floor and first floor wet rooms, high quality kitchens with range of integrated appliances including NEFF "Slide and Glide" ovens, Valiant boilers and electrically operated garage doors and skylights to several first floor rooms.

Number 1 is positioned within the heart of the development and internally offers well balanced accommodation. This comprises to the ground floor, a breathtaking lounge/dining room/kitchen measuring approximately 6.7m x 5.9m (21'11" x 19'4") with twin French doors directly leading to the rear garden. This versatile room offers ample space for a separate lounge and dining area in addition to the high quality kitchen with a range of integrated appliances. The ground floor further benefits from a separate snug, a useful utility room and a WC. To the first floor four well balanced bedrooms are found (master benefiting from en suite shower room) in addition to a luxury three piece suite bathroom. Externally the front of the property provides off street parking which leads to the double garage and rear garden.

This delightful property is nestled away in an exclusive development just off Court Farm Road, one of Longwell Green's premier addresses. The home is conveniently located close to an excellent selection of shops and amenities in addition to an abundance of countryside walks. The home boasts easy access to the Gallagher Retail Park, the North Bristol ring road and Keynsham main line railway station. The home further benefits from a premier guarantee giving additional peace of mind

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 4.1m x 2.6m (13'5" x 8'6" )

Window to front aspect, power points, underfloor heating, glass and oak staircase rising to first floor landing, doors to rooms

#### OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 6.7m x 5.9m (21'11" x 19'4" )

Windows and dual French doors to rear aspect overlooking and providing access to rear garden, lounge and dining area benefiting from ample power points and underfloor heating. Luxury kitchen comprising soft close wall and base units with granite work surfaces, bowl and a quarter inset sink with mixer tap over, range of high quality integrated appliances including NEFF five ring induction hob and oversized extractor fan over, double electric "Slide and Glide" oven, integrated fridge, freezer, dishwasher and wine cooler. Power points, granite splashbacks to all wet areas.

#### SNUG 4m x 2.1m (13'1" x 6'10" )

Window to front aspect, power points, underfloor heating

#### WC 1.4m x 1.9m (4'7" x 6'2" )

Obscured window to front aspect, modern matching two piece suite comprising wash hand basin with mixer tap over, low level WC, extractor fan, tiled splashbacks to all wet areas, underfloor heating.

#### UTILITY ROOM 1.9m x 1.7m (6'2" x 5'6" )

Door to side aspect leading to garden, low level base unit with roll top work surface over, space and power for washing machine and tumble dryer, built in storage cupboard housing Valiant boiler and hot water cylinder.

### FIRST FLOOR

#### LANDING 5.9m x 3.2m (19'4" x 10'5" )

to maximum points. Window to front aspect, radiator, power points, built in storage cupboard, doors to rooms.

#### BEDROOM ONE 5.2m x 3.3m (17'0" x 10'9")

Windows and French doors to Juliet balcony to rear aspect, power points, radiator, door to en suite shower room

#### EN SUITE SHOWER ROOM 2.2m x 1.9m (7'2" x 6'2" )

Remotely operated velux style window to roofline, modern three piece suite comprising oversized wash hand basin with mixer tap over, low level WC, walk in shower cubicle with dual head shower off main supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM TWO 5.5m x 4.1m (18'0" x 13'5" )

Dual windows to side aspect, velux style window to roofline, power points, radiators, door to en suite shower room.

#### EN SUITE SHOWER ROOM 2.8m x 1.3m (9'2" x 4'3" )

Modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with dual head shower off main supply over, extractor fan, heated towel rail, tiled splashbacks to all wet areas.

#### BEDROOM THREE 4.1m x 3.3m (13'5" x 10'9")

Windows and French doors to Juliet balcony to rear aspect, radiator, power points.

#### BEDROOM FOUR 4m x 2.2m (13'1" x 7'2" )

Window and French doors to Juliet balcony to front aspect, radiator, power points.

#### FAMILY BATHROOM 3m x 2.2m (9'10" x 7'2" )

Obscured window to front aspect, modern matching three piece suite comprising oversized wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### EXTERIOR

Approach entered by a private driveway providing access to four other properties only

### FRONT OF PROPERTY

Mainly laid to hardstanding providing off street parking for several vehicles and accessing garage, path leading to front door.

### REAR GARDEN

Benefiting from fenced boundaries with gate leading to shared driveway, patio, lawn, pedestrian access to garage.

### GARAGE 5.5m x 5.4m (18'0" x 17'8" )

Double garage accessed by electrically operated double roller shutter door, benefiting from power and lighting.

