

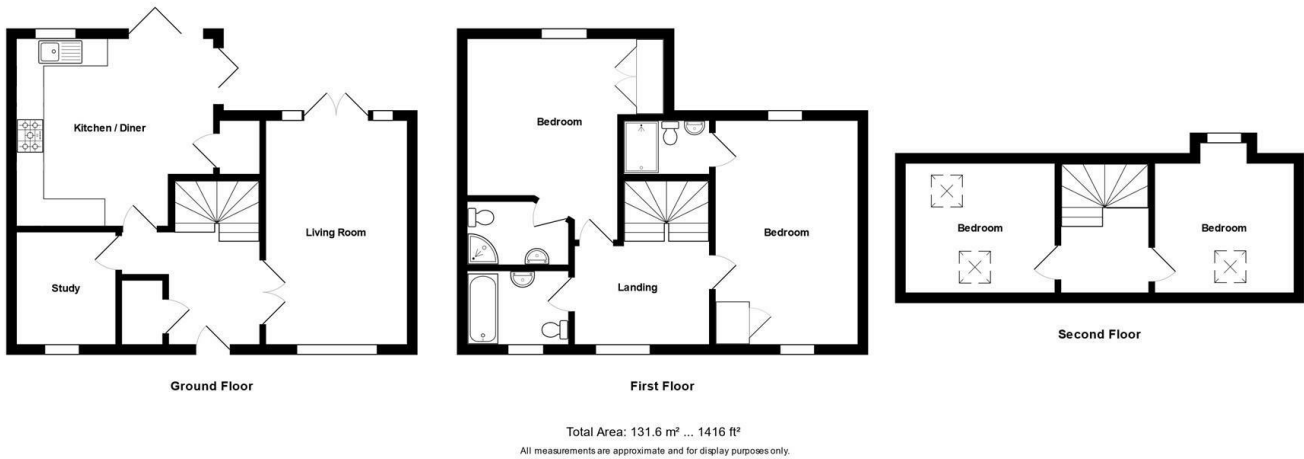
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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



£625,000

An immaculate four bedroom detached home tucked away on a quiet private cul de sac location close by to local amenities.

- Detached ▪ Living Room ▪ Study ▪ Kitchen / Diner ▪ Four Bedrooms ▪ Bathroom ▪ Two Ensuities ▪ Three Floors ▪ Double Garage ▪ Southerly Facing Garden

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

Situated in a private cul-de-sac location close by to the local shops and bus routes as well as countryside, this four bedroom detached home offers immaculate accommodation that is well suited to up sizing families.

Internally the ground floor comprises of an entrance hallway, a dual aspect living space with French doors to the rear garden and a bright and modern kitchen diner with bi folding doors. The ground floor is completed with a useful study room and a wc. To the first floor, two double bedrooms are found both benefiting from en suite shower rooms and a contemporary family bathroom whilst the second floor consists of two additional bedrooms with velux windows and breath-taking views.

Externally, the front of the property has ample space for parking and access to a detached double garage. To the rear, a good sized garden is presented with a southerly facing aspect, vegetable patches and a patio area for al fresco dining.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 3m x 2.5m (9'10" x 8'2")

Access to all ground floor rooms, stairs leading to first floor, storage cupboard, radiator and power points.

#### LIVING ROOM 3.1m x 5.3m (10'2" x 17'4" )

UPVC double glazed windows to both front and rear aspect with French doors providing direct access to the rear garden, radiators and power points.

#### WC 0.9m x 1.4m (2'11" x 4'7" )

UPC double glazed window, wash hand basin, low level wc, tiled splashbacks and floors and a radiator.

#### STUDY 2.2m x 2.2m (7'2" x 7'2" )

UPVC double glazed window to front aspect, radiator and power points.

#### KITCHEN/DINER 4.2m x 4.4m (13'9" x 14'5" )

UPVC double glazed windows to rear aspect and bi-folding doors providing direct access to the rear garden. Modern kitchen with wall and base units with integrated dishwasher, fridge / freezer, NEFF oven and grill and induction hob with extractor over. Sink with mixer tap over and an instant boiling water tap, storage cupboard with space and plumbing for washing machine, radiator and power points.

### FIRST FLOOR

#### LANDING 3m x 2.1m (9'10" x 6'10" )

UPVC double glazed window to front aspect, access to all first floor rooms, stairs leading to second floor, radiator and power points.

#### BEDROOM ONE 3.2m x 5m (10'5" x 16'4" )

UPVC double glazed windows to both front and rear aspects, access to en suite, built in wardrobe, radiator and power points.

#### EN SUITE SHOWER ROOM 2m x 1.2m (6'6" x 3'11" )

Tiled flooring and walls, walk in electric shower, wash hand basin with mixer tap over, low level wc, extractor fan and a heated towel rail.

#### BEDROOM TWO 4.6m x 3.36m (15'1" x 11'0" )

UPVC double glazed window to rear aspect, access to en suite, built in wardrobe, radiator and power points.

#### EN SUITE SHOWER ROOM 2.2m x 1.48m (7'2" x 4'10" )

Tiled flooring and walls, walk in electric shower, wash hand basin with mixer tap over, low level wc, extractor fan and a heated towel rail.

#### BATHROOM 2.2m x 1.6m (7'2" x 5'2" )

UPVC double glazed window to front aspect, tiled flooring and walls, bath with shower over off mains, wash hand basin, low level wc, and a heated towel rail.

### SECOND FLOOR

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

Double glazed velux window, access to two bedrooms, radiator and power points.

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

Double glazed velux window to front aspect, radiator and power points.

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

Double glazed velux window to front aspect, UPVC double glazed window to rear aspect, radiator and power points.

### EXTERIOR

#### REAR GARDEN

Southerly facing, side access to both sides of the house, laid to lawn with landscaped shrubbery, vegetable patches and patio area.

#### DOUBLE GARAGE 5.2m x 5.3m (17'0" x 17'4" )

Detached double garage with electric and lighting.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden with brick wall boundaries, access to detached double garage with spaces to park in front.

#### REAR GARDEN

Mainly laid to lawn with organic and wildlife friendly vegetable patches, well established evergreen borders and a patio area for outdoor dining. Himalayan silver birch tree and gated side access both sides of property to access front.

#### TENURE

This property is managed freehold with an annual charge of £120 payable.

#### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

