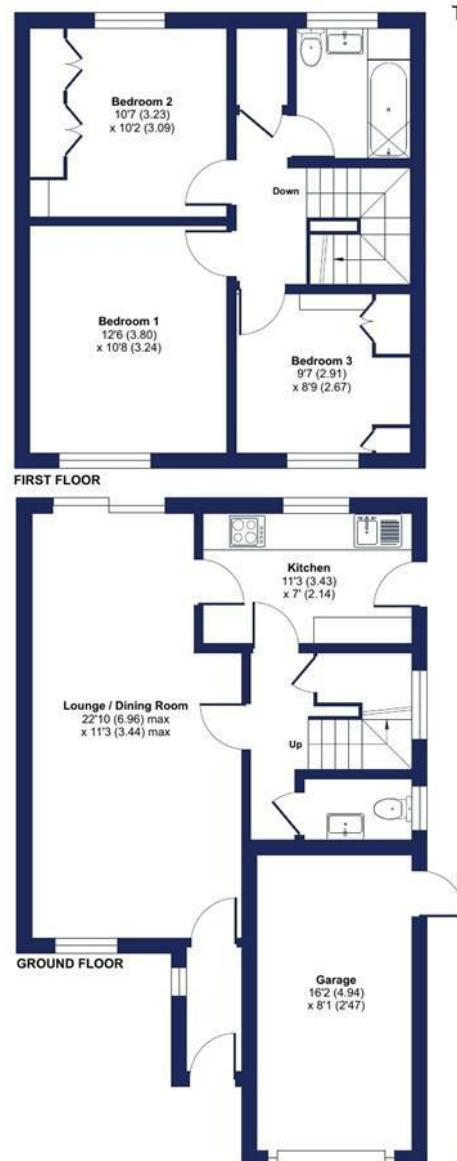


Burney Way, Longwell Green, Bristol, BS30



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025. Produced for Davies & Way. REF: 1315411

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9 Burney Way, Longwell Green, Bristol, BS30 9XA



£425,000

A three double bedroom detached home that enjoys a residential cul de sac location and directly backs onto adjoining green space.

- Detached
- Front and rear gardens
- Off street parking
- Garage
- Lounge/dining room
- Kitchen
- WC
- Three double bedrooms
- Family bathroom
- No onward chain



9 Burney Way, Longwell Green, Bristol, BS30 9XA

This three bedroom detached property provides an ideal opportunity for growing families or buyers seeking a home they can tailor to their own style. Offering generous proportions throughout and a practical layout, it's well suited to those looking to upsize or add long term value.

The ground floor features a large through lounge/dining room stretching 7 metres (22'11") in length, complete with a central fireplace and rear-facing French doors that enjoy garden views. A functional double galley kitchen also overlooks the rear garden, with the added benefit of an internal hallway and a downstairs WC for convenience. Upstairs, all three bedrooms are comfortable doubles, each enjoying a leafy outlook over the green space behind the property. A neatly presented three-piece bathroom serves the first floor accommodation.

Outside, the property occupies a generous plot with level gardens to both front and rear, providing a blank canvas for landscaping or extension (subject to permissions). The rear garden is bordered by established fencing and planting, and benefits from a tranquil backdrop of open green space. Off-street parking is available via a dropped kerb, and the single garage offers further scope for storage or conversion (subject to necessary consents).

Located in a peaceful cul-de-sac setting, the home combines a quiet residential environment with great potential and is available with no onward chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.1m x 0.9m (6'10" x 2'11")

Double glazed window to side aspect, glazed door leading to lounge/dining room.

LOUNGE/DINING ROOM 7m x 3.5m narrowing to 2.7m (22'11" x 11'5" narrowing to 8'10")

Double glazed window to front aspect, double glazed patio doors to rear aspect overlooking and providing access to rear garden, radiators, power points, feature gas fireplace, glazed door leading to internal hallway, glazed door leading to kitchen.

KITCHEN 3.5m x 2.2m (11'5" x 7'2")

Double glazed window to rear aspect overlooking rear garden, glazed door to side aspect providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated double electric oven with four ring electric hob and extractor fan over, space and plumbing for washing machine, space and power for upright fridge/freezer, power points, tiled splashbacks to all wet areas, door leading to internal hallway.

INTERNAL HALLWAY 3.1m x 0.8m (10'2" x 2'7")

Understairs storage cupboard, radiator, door leading to WC, stairs rising to first floor landing.

WC 1.8m x 1m (5'10" x 3'3")

Obscured double glazed window to side aspect, matching two piece suite comprising wash hand basin with mixer tap over and low level WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3m x 0.9m (9'10" x 2'11")

Access to loft via hatch, built in storage cupboard housing hot water cylinder, doors leading to rooms.

BEDROOM ONE 3.8m x 3.3m (12'5" x 10'9")

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

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

Double glazed window to rear aspect overlooking rear garden, an array of built in wardrobes and storage cupboards, radiator, power points.

BEDROOM THREE 3m x 2.7m (9'10" x 8'10")

Double glazed window to front aspect, an array of built in wardrobes and storage cupboards, radiator, power points.

BATHROOM 2.2m x 2m (7'2" x 6'6")

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with electric shower over, radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with dropped kerb that leads to a hardstanding parking space and onto the garage. Gated path leading to rear garden, path to front door.

REAR GARDEN

Level rear garden with fence and shrub boundaries, directly overlooking and backing onto adjoining green space.

GARAGE

Single garage accessed via up and over door.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D 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

The property is subject to Probate. The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council

Services: All services connected.

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

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

