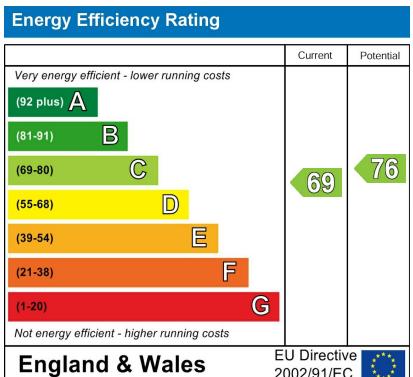


1 High Street, Keynsham, Bristol, BS31 1DP

Tel: 0117 9863681 email: keynsham@daviesandway.com



Bath Road, Longwell Green, Bristol, BS30

Approximate Area = 2399 sq ft / 222.8 sq m

Garage = 127 sq ft / 11.7 sq m

Outbuildings = 233 sq ft / 21.6 sq m

Total = 2759 sq ft / 256.1 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). © nichicom 2006. Produced for Davies & Way. REF: 1403174

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.

57 Bath Road, Longwell Green, Bristol, BS30 9DQ



Guide Price £850,000

An excellent example of a double bay fronted five bedroom detached home that offers versatile accommodation well suited to upsizing families.

- Detached
- Three Reception rooms
- Kitchen/Dining room
- WC
- Five bedrooms
- Family bathroom
- En suite
- Potential Annexe
- Landscaped gardens

57 Bath Road, Longwell Green, Bristol, BS30 9DQ

An outstanding example of a landmark 1930s detached residence, this impressive home offers spacious, character-filled accommodation that has been thoughtfully enhanced with sympathetic modern extensions and improvements. The result is a high-quality family home, well suited to growing families or those seeking annexe potential for a dependent relative.

The property is entered via a striking reception hallway measuring 5.6m x 3.3m (18'4" x 10'9"), featuring a grand panelled staircase and access to the principal ground floor accommodation. This includes three well-proportioned reception rooms, two with striking bay windows and one featuring a wood-burning stove, along with a breathtaking kitchen/dining room fitted with integrated appliances, granite work surfaces and a central island. The ground floor is completed by a useful utility room and separate WC. To the first floor are five bedrooms, including four generous double bedrooms, two enjoying full-width bay windows. The principal bedroom benefits from far reaching views towards Lansdown and an attractive inset window seat, while a high quality four-piece family bathroom and separate modern shower room serve the remaining bedrooms. A particular highlight is the adjoining annexe, offering excellent flexibility. It has its own independent entrance, as well as internal access allowing it to be incorporated into the main house if desired, and includes a ground floor kitchenette and a first-floor bedroom with open-plan living area and en-suite facilities.

Externally, the front provides a generous stone-chipped parking and turning area for up to six vehicles, enclosed by wall and shrub boundaries. The landscaped rear garden features a generous patio, level lawn, stone-chipped seating area with pergola, detached summerhouse with adjoining deck, covered barbecue area, vegetable plot and potting shed.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.6m x 3.3m (18'4" x 10'9")

Dual aspect double glazed windows to front and side aspects, panelled staircase with understairs storage cupboard, cornicing and high level skirting boards, adjoining window seats with inset storage, radiator, power points, stairs rising to first floor landing, doors leading to rooms, exposed floorboards.

RECEPTION ONE 6.5m x 3.4m (21'3" x 11'1")

to maximum points. Double glazed bay window to front aspect, cornicing, picture rail, high level skirting boards, exposed floorboards, feature woodburning stove, radiator, power points.

RECEPTION TWO 6.7m x 3.7m into bay (21'11" x 12'1" into bay)

Double glazed bay window with inset double glazed French doors that overlook and providing access to rear garden, cornicing, picture rail, high level skirting boards, exposed floorboards, radiator, power points, opening leading to kitchen/dining room.

KITCHEN/DINING ROOM 8.7m x 3.1m (28'6" x 10'2")

Dual aspect double glazed windows to rear and side aspects overlooking rear garden, double glazed French doors to side aspect providing access to rear garden and dual velux style windows to roofline. Bespoke hand built kitchen comprising range of soft close wall and base units with Granite work surfaces, inset bowl and a quarter sink with mixer tap over, integrated double electric Neff oven, five ring hob with extractor fan over, integrated fridge and dishwasher. Centrepiece island, power points, granite splashbacks to all wet areas. Dining area providing ample space for family sized dining table and benefitting from a radiator and power points. Door providing integral access to garage and door leading to utility room.

UTILITY ROOM 2.1m x 1.9m (6'10" x 6'2")

Range of matching wall and base units with solid wood work surfaces, double Belfast sink with mixer tap over, space and plumbing for washing machine, power points, radiator, tiled splashbacks to all wet areas, door leading to WC.

WC 2.2m x 0.9m (7'2" x 2'11")

Obscured double glazed window to side aspect, matching two piece suite comprising pedestal wash hand basin and low level WC, radiator, extractor fan, tiled splashbacks to all wet areas.

RECEPTION THREE 3.3m x 3m (10'9" x 9'10")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

SIDE LOBBY 1.5m x 1.1m (4'1" x 3'7")

Obscured double glazed door to side aspect, understairs storage cupboard.

FIRST FLOOR

LANDING

Double glazed window to side aspect, built in storage cupboard housing gas boiler, access to loft via hatch, radiators, power points, doors leading to rooms.

BEDROOM ONE 5.4m x 3.7m into bay (17'8" x 12'1" into bay)

Double glazed bay window to rear aspect overlooking rear garden and enjoying far reaching views, feature window seat with inset storage, picture rails, radiator, power points.

BEDROOM TWO 6.3m x 3.7m into bay (20'8" x 12'1" into bay)

Double glazed bay window to front aspect, picture rail, exposed floorboards, radiator, power points.

BEDROOM THREE 3.7m x 3.1m (12'1" x 10'2")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM FIVE 3.2m x 3m (10'5" x 9'10")

Dual aspect double glazed windows to front and side aspects, dado rail, radiator, power points.

BATHROOM 3.1m x 2.3m (10'2" x 7'6")

Double obscured double glazed windows to rear aspect, high quality matching four piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower attachment over and walk in shower cubicle with dual head shower off mains supply over. Radiator, extractor fan, tiled splashbacks to all wet areas.

SHOWER ROOM

Double glazed window to side aspect, matching three piece suite comprising wash hand basin, low level WC and walk in shower cubicle. Heated towel rail, tiled splashbacks to all wet areas.

ANNEXE

GROUND FLOOR ENTRANCE 1.3m x 1.4m (4'3" x 4'7")

Stairs rising to first floor landing, opening leading to kitchenette.

KITCHENETTE 2.1m x 1.4m (restricted head height in place) (6'10" x 4'7" (restricted head height in place))

Range of low level base units with roll top work surface and stainless steel sink with mixer tap over benefitting from power, radiator and tiled splashbacks to all wet areas.

LOUNGE AREA 2.3m x 2m (7'6" x 6'6")

Radiator, power points, door leading to en suite.

FIRST FLOOR

BEDROOM 3.5m x 3.5m (11'5" x 11'5")

Double glazed window to front aspect, radiator, power points, built in storage cupboard, opening leading to lounge area and stairs descending to ground floor entrance.

EN SUITE

to maximum points. Obscured double glazed window to side aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and walk in shower cubicle with shower off mains supply over.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to stone chippings that are accessed via a dropped kerb and provide a generous parking and turning space, wall and shrub boundaries, well stocked flower beds, gated path leading to rear garden, path leading to front door.

REAR GARDEN

Generous rear garden measuring approximately 25m (82') in length that has been landscaped to a high standard, enjoying a spacious patio great for entertaining, a level lawn, fenced boundaries, a timber summerhouse with adjoining deck, well stocked flowerbeds, vegetable plot, covered barbecue area, potting shed occupying former bomb shelter, timber shed, greenhouse.

GARAGE 4.5m x 2.7m (14'9" x 8'10")

Accessed via double doors benefitting from power, lighting and mezzanine storage

TENURE

This property is freehold.

COUNCIL TAX

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

This property is located within a coal mining reporting area.

Local authority: South Gloucestershire Council

Services: All services connected.

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

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

