

The important bit
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Council Tax Band: F | Property Tenure: Freehold

NO CHAIN!! Blue Sky welcomes you to this stunning substantial home located on Cleeves Court on Court Farm Road in the ever popular area of Longwell Green. Built in 2006 this wonderful home offers extremely well presented accommodation throughout, beautiful south facing rear garden and views from the upstairs rear windows. Located at the end of the private driveway, you certainly feel you are tucked away from the world, the local school is close by as well as local amenities in the area and road links to Keynsham and Bath. Ideal spot! Offered for sale with no onward chain this property is ready to move into! Approx 2220 sq ft of accommodation comprising: entrance hall, cloakroom, snug/playroom, lounge, kitchen/diner and utility to the ground floor. The first floor offers four double bedrooms, en-suites to bedroom one and two, walk in wardrobe to bedroom one and the main bathroom. Externally the property boasts driveway parking to front and rear garden with decking and lawn areas. This home must be viewed to appreciate all that is on offer!



Entrance Hall

21'5" max x 8'0" nt 3'3" (6.53m max x 2.44m nt 0.99m)
Double glazed door and window to front, spotlights, stairs to first floor landing, radiator, under stairs storage cupboard. Hive control for heating.

Cloakroom

8'0" x 3'1" (2.44m x 0.94m)
Double glazed window to front, W.C, feature wash hand basin, extractor fan, heated towel rail.

Utility Room

8'0" x 12'1" (2.44m x 3.68m)
Washing machine, tumble dryer, double glazed window to front, double glazed door to side, wall and base units with worktops over, radiator, stainless steel sink and drainer, fuse board, spotlights, tiled splash backs, unit housing gas combi boiler, unit housing hot water tank.

Snug/Play Room

15'0" into bay x 13'2" (4.57m into bay x 4.01m)
Double glazed box bay window to front, radiator.

Lounge

19'0" x 21'9" (5.79m x 6.63m)
Two radiators, spotlights, double glazed window to rear, double glazed patio door to rear, inset ceiling speakers.

Kitchen/Diner

25'8" max x 15'0" n/t 12'6" (7.82m max x 4.57m n/t 3.81m)
Double glazed window to side, double glazed patio doors to rear, spotlights, two radiators, wall and base units with granite worktops over, glass tiled splashbacks, under unit lighting, five ring Neff gas hob with cooker hood above, double Neff oven, American style fridge/freezer, feature island (with one and a half bowl sink and drainer, integral dishwasher, storage, breakfast bar).

First Floor Landing

13'11" max x 14'7" max (4.24m max x 4.45m max)
Double glazed window to front, loft access (boarded, power and light).

Bedroom One

13'1" max x 15'1" max (3.99m max x 4.60m max)
Double glazed window to front, radiator, spotlights, door to walk in wardrobe and en-suite.

Walk in Wardrobe (Bedroom One)

5'10" x 5'8" (1.8m x 1.73m)
Spotlights, hanging rail and drawers.

En-Suite (Bedroom One)

9'4" x 5'10" (2.84m x 1.78m)
Double glazed window to side, W.C, wash hand basin with vanity, heated towel rail, part tiled walls, spotlights, shower cubicle, extractor fan.

Bedroom Two

13'5" n/t 9'11" x 14'11" n/t 5'4" (4.09m n/t 3.02m x 4.55m n/t 1.63m)
Double glazed window to rear, radiator, L shape.

En-Suite (Bedroom Two)

9'4" x 3'1" (2.84m x 0.94m)
Double glazed window to side, W.C, wash hand basin with vanity, heated towel rail, spotlights, extractor fan, shower cubicle.

Bedroom Three

12'6" x 13'2" (3.81m x 4.01m)
Double glazed window to front, radiator, spotlights.

Bedroom Four

12'6" x 13'2" (3.81m x 4.01m)
Double glazed window to rear, radiator, spotlights.

Bathroom

11'0" x 7'11" (3.35m x 2.41m)
Double glazed window to rear, spotlights, wash hand basin with vanity, W.C, extractor fan, heated towel rail, shower cubicle, tiled flooring, tiled walls, freestanding bath.

Front

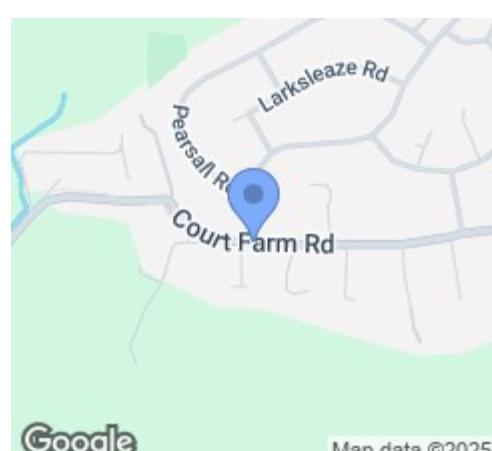
Driveway parking for four cars, property and parking accessed via shared drive, side access gate, inset lights in facias, canopy over front door, outside light.

Rear Garden

Enclosed rear garden, gated side access, covered side pathway, outside power, lawn area, outside light, outside tap, decking area, inset lights in facias, shrubs and plants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	85
(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	



The Property
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