SARAH CLARK
PROPERTY CONSULTANTS

Set within a peaceful and highly sought-after cul-de-sac in Long Ashton, this detached three-bedroom home offers generous proportions, a superb layout, and beautifully maintained gardens.

The property opens into a welcoming entrance hallway, leading through to a bright and elegant sitting room, where a charming box bay window frames views over the attractive front garden, filling the space with natural light. To the rear, a separate dining room enjoys direct access to the garden, creating an ideal setting for both everyday living and entertaining.

The well-appointed kitchen/breakfast room is thoughtfully designed with a comprehensive range of wall and base units, integrated appliances including a double oven and dishwasher, and a pleasant outlook over the rear garden. A door leads through to a practical utility room, offering additional storage and appliance space, with further access to the garden and the integral garage. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the property continues to impress with three well-proportioned double bedrooms. The principal bedroom features a striking box bay window, built-in wardrobes, and a private en-suite shower room. The remaining two bedrooms both enjoy attractive rear-facing views across surrounding greenery and countryside. A modern family bathroom serves these rooms, fitted with a bath and shower over, wash basin and WC.

Externally, the home is complemented by a pretty front garden with lawn and mature planting, along with a driveway leading to the garage. The rear garden is equally appealing, offering a private and tranquil space with patio seating area, lawn, and established shrubs—perfect for outdoor dining and relaxation.

A superb combination of location, space, and potential, this is a rare opportunity to acquire a quality family home in a great location.

Features

- Detached three double bedroom family home
- Quiet cul-de-sac location in the highly desirable area of Long Ashton
- Spacious living accommodation
- Separate dining room with direct access to the rear garden
- Kitchen/breakfast room with integrated appliances and garden outlook
- Principal bedroom with built-in wardrobes and en-suite shower room
- Integral garage, utility room and driveway parking
- Attractive front and rear gardens with patio and established planting

Entrance Hallway
A welcoming and spacious entrance hall, setting the tone for the home, with a useful under-stairs storage cupboard and access to all principal ground floor rooms.

Sitting Room
12'0" x 17'4" (3.67 x 5.30)
A beautifully proportioned and light-filled reception room, featuring a charming box bay window overlooking the front garden, creating an inviting space for relaxation and entertaining.

Dining Room
12'0" x 10'9" (3.67 x 3.30)
An elegant dining room positioned to the rear, with direct access to the garden, offering an ideal setting for both formal dining and family gatherings.

Kitchen/Breakfast Room
12'3" x 11'5" (3.75 x 3.49)
A well-appointed and functional kitchen/breakfast room, fitted with a range of wall and base units, integrated double oven and dishwasher, and ample space for informal dining, all complemented by a pleasant outlook over the rear garden.

Utility Room
A practical and well-designed utility space with sink, additional storage, and plumbing for appliances, with convenient access to the rear garden and internal door to the garage. Also housing new gas boiler.

Cloakroom
A neatly presented ground floor cloakroom, comprising WC and wash hand basin, with a window providing natural light and ventilation.

Principal Bedroom
13'0" x 15'5" (3.98 x 4.72)
A spacious and well-presented main bedroom featuring a large box bay window to the front, built-in wardrobes, and the benefit of a private en-suite.

En-suite
A modern en-suite shower room, fitted with a shower cubicle, WC, and wash hand basin set within a vanity unit. With cupboard housing hot water tank.

Bedroom Two
14'8" x 9'11" (4.48 x 3.03)
A comfortable double bedroom positioned to the rear, enjoying attractive open views across surrounding greenery and countryside.

Bedroom Three
10'0" x 12'9" (3.07 x 3.90)
A further well-proportioned double bedroom, also overlooking the rear, offering flexibility as a guest room, home office, or nursery.

Integral Garage
A generous integral garage with power and lighting, offering excellent storage or secure parking.

Front Garden
A beautifully maintained front garden, laid mainly to lawn with mature shrubs and planting, creating an attractive approach to the property.

Rear Garden
A private and established rear garden, featuring a patio seating area, lawn, and mature borders—perfect for outdoor entertaining and relaxation.

TENURE
FREEHOLD

SERVICES
Mains Water, Gas and Electricity

LOCAL AUTHORITY
North Somerset Council - Band E

Ground Floor
Area: 59.8 m² ... 644 ft²

First Floor
Area: 61.3 m² ... 660 ft²

Total Area: 121.1 m² ... 1303 ft² (excluding garage)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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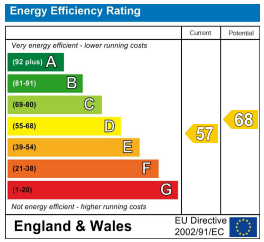

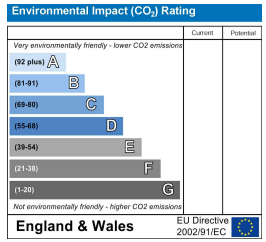

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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