



- Four Double Bedrooms
- En-suite & Family Bathroom
- Extensive Kitchen/Breakfast Room
- Two Reception Rooms
- Driveway
- Front & Rear Garden
- Extended Family Home
- Views of Clifton Suspension Bridge

This fantastic four bed property located in the popular area of Ashton offers plenty of living space inside and out, with four double bedrooms, front & rear gardens, en-suite, family bathroom, two reception rooms and an impressive kitchen/breakfast room at the heart of this home.

You are welcomed into this home via a porch/boot room space, perfect for leaving coats and shoes before stepping into the warm space inside. The main hallway provides access to the main two living areas of the ground floor; To the left is the dining room which has been opened out and flows through to the living space plenty big enough for hosting friends or family for a Sunday Roast! The cosy living area features a feature chimney breast housing an electric log burner, this room provides access to the raised deck to the rear further extending this versatile social space in the summer evenings.

At the end of the hallway is the kitchen/breakfast room, spanning an impressive 19'7ft this room is the heart of the home with ample worktop space for prepping meals, fitted cupboards for plenty of storage and still room for a seating area ideal for grabbing a quick bite. Adjacent to the kitchen we find a versatile space, this room could provide a wide range of uses and is currently used as a reading/music room, the perfect spot for homework to be done whilst dinner is being prepped (if such a space exists)

Upstairs there are four bedrooms, each large enough for a double bed. The main bedroom profits a stunning boutique en-suite shower room, redesigned by the current owners. Additionally this bedroom gives a glimpse of Bristol's most famous landmark, visible from bed! Completing the first floor is the contemporary three piece family bathroom, stylishly tiled from floor to ceiling with an additional sky light maximizing the natural light into the space.

Externally this home offers plenty with a lawned front garden with driveway and parking, alongside great rear garden large enough for a home gym

Kitchen/Breakfast Room 19'6" x 14'2" (5.96 x 4.34)

Living Room 12'11" x 10'11" (3.96 x 3.34)

Dining Room 11'2" x 10'8" (3.41 x 3.26)

Snug/Music Room 10'5" x 8'11" (3.19 x 2.74)

Bedroom One 14'1" x 10'5" (4.31 x 3.2)

En-Suite 10'4" x 4'3" (3.16 x 1.32)

Bedroom Two 13'7" x 10'10" (4.16 x 3.32)

Bedroom Three 10'11" x 10'5" (3.34 x 3.2)

Bedroom Four 10'9" x 10'4" (3.29 x 3.16)

Boot Room/Porch 7'4" x 4'7" (2.24 x 1.42)

Summer House 10'1" x 7'10" (3.09 x 2.39)

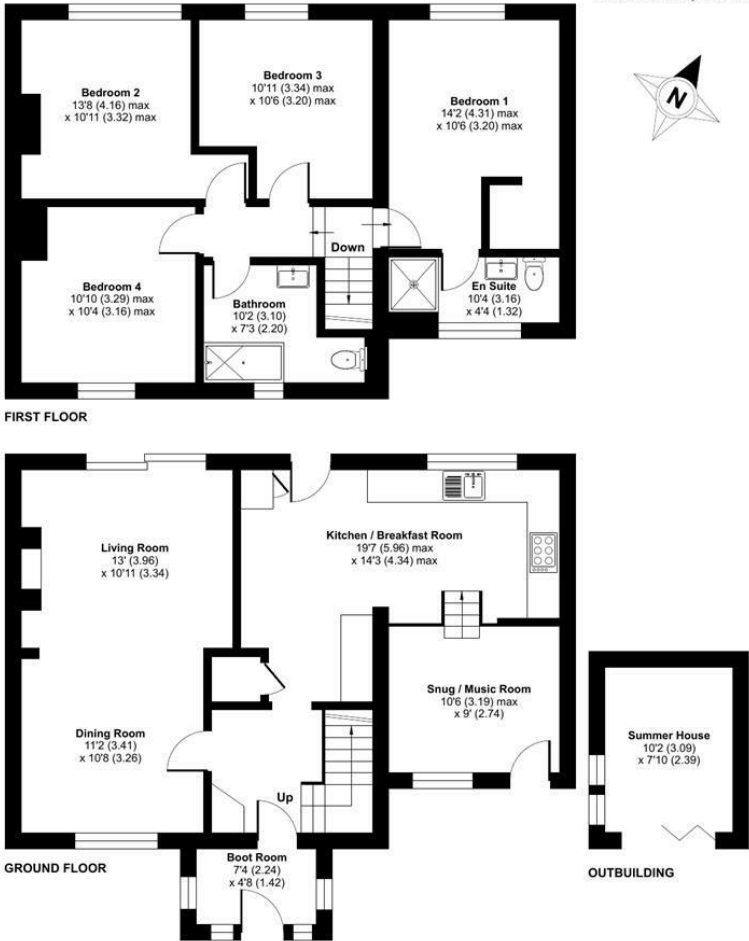




Gores Marsh Road, Bristol, BS3

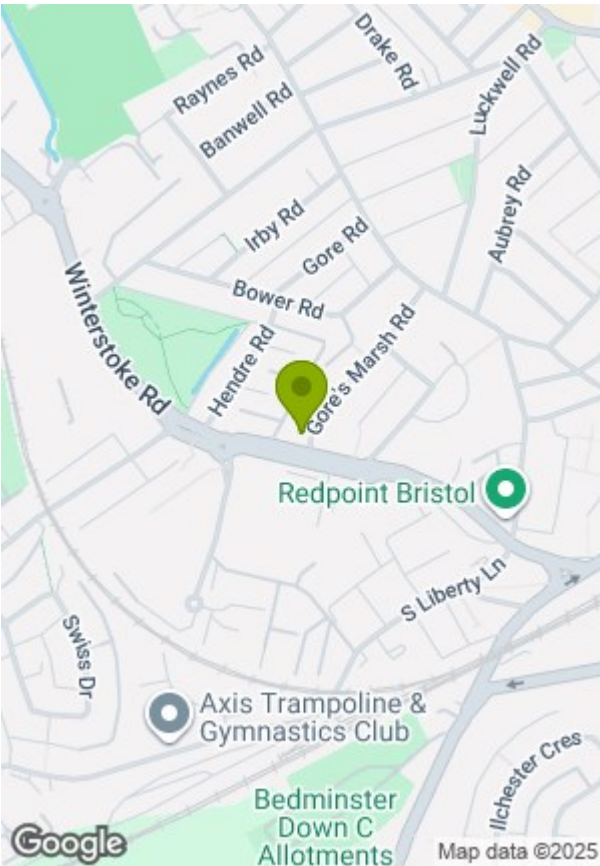
Approximate Area = 1427 sq ft / 132.5 sq m
Outbuilding = 79 sq ft / 7.3 sq m
Total = 1506 sq ft / 139.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1386042

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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