



3 Ashgrove Avenue, Abbots Leigh, Bristol, BS8 3QE

**GUIDE PRICE £1,195,000**

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## PROPERTY OVERVIEW

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A completely renovated, redesigned and extended ( 2159 sq. ft. Approx.) detached bungalow with excellent energy credentials, positioned on a quiet road with open country views to the front and rear.

This thoroughly modern property offers spacious and versatile living with a beautiful open plan kitchen/living space across the entire back of the property.

Truly a one-off, well tucked away off Abbots Leigh Road, this stunning four bedroom detached bungalow has been completely transformed by the current owners with an exceptionally high level of finish throughout. Light and spacious, the bungalow offers modern open plan living, ready for immediate occupation with no chain.

The property sits on a generous but manageable plot with pleasant gardens to the rear and extensive brick paved off-street parking to the front. The light and bright, newly renovated accommodation is laid over one floor with under floor heating throughout via an air source heat pump, the expansive (32' x 18'6") open plan kitchen/dining/living area is the heart of the home with wide 'tri-fold' doors that open onto the patio area. In addition, there is a large separate lounge with herringbone oak flooring, utility room with oak worktops, four bedrooms, (beds 1 and 2 with en-suite shower rooms) and a family bathroom.

Externally, there is a rear lawned garden with secure gated access to both sides of the property as well as an extensive patio and delightful countryside views complete with patio and separate studio/office with store that would suit a variety of uses. Further benefits include an electric car charging point and solar panels.

This is a rare opportunity to acquire a well-designed and renovated bungalow which has a modern contemporary feel throughout and excellent energy efficiency.

Abbots Leigh is regarded by many as one of the most sought-after areas on the outskirts of the city with its own church, public house and village hall all being within half a mile of the property. Clifton Village is approximately 1.7 miles away across Bristol's famous Suspension Bridge and the city centre is approximately three and a half miles distant. Junction 19 of the M5 gives access to the UK motorway networks and can be found within four miles and Bristol International Airport is approximately three miles away. There are a variety of beautiful walks including Abbots Pool, Leigh Woods and The Avon Gorge are close at hand.



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**KEY DETAILS**

- A Completely Renovated & Extended (2159 sq. ft. Approx.) Detached Bungalow
- 4 Bedrooms
- Open Plan Kitchen/Dining Area
- Solar Panels
- Excellent Energy Credentials
- Off-Street Parking & Electric Car Charging Point
- No Onward Chain

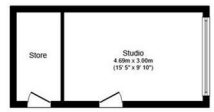
Guide Price: £1,195,000  
 Tenure: Freehold  
 Council Tax Band: D  
 Local Authority: North Somerset  
 Vendors Onward Position:  
 No Onward Chain

EPC: B  
 Viewing: By appointment only

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**Floor Plan**  
 Floor area 181.7 m<sup>2</sup> (1,956 sq.ft.)



**Outbuilding**  
 Floor area 18.9 m<sup>2</sup> (203 sq.ft.)

TOTAL: 200.6 m<sup>2</sup> (2,159 sq.ft.)  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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