



Connells

Ashton Drive
Ashton Vale Bristol



Property Description

Connells Southville are delighted to offer to the market this spacious and beautifully presented four-bedroom terraced home, ideally positioned at the top of Ashton Drive—just a short stroll from the vibrant North Street. Lovingly updated by the current owners, this generously sized property is perfect for families seeking a larger home in a sought-after South Bristol location.

Ground Floor:

The ground floor boasts a bright and airy open-plan living and dining area, enhanced by a bay window to the front and French doors opening onto the rear patio—ideal for entertaining or relaxing. The modern kitchen features stylish wood-effect worktops, integrated appliances including an oven and gas hob, and enjoys views over the garden with direct access via a rear door.

First & Second Floors:

Upstairs, the first floor offers three well-proportioned bedrooms and a contemporary family bathroom. The loft has been thoughtfully converted into a spacious principal bedroom with a sleek en suite shower room. Thanks to the dormer extension, the room benefits from full head height and ample natural light.

Outside:

To the front, the property provides off-street parking for two vehicles. The rear garden includes a generous patio area, a lawned section, and access to a secure garage, which can also be reached via a private rear lane.

Dining Area

10' 10" x 12' 6" (3.30m x 3.81m)

Laminate flooring. Double glazed patio doors to rear. Built-in storage. Access to kitchen.

Lounge Area

11' 10" x 11' 6" (3.61m x 3.51m)

Double glazed bay window to front. Radiator

and TV point. Laid to carpet.

Kitchen

7' 10" x 16' 9" (2.39m x 5.11m)
Matching base and head units. Fully fitted kitchen with modern appliances throughout. Double glazed door to rear and velux window to rear elevation. Space for fridge/freezer. Integrated oven and hob with extractor fan over. Stainless steel sink/drainage.

Bedroom One

21' 3" x 9' 1" (6.48m x 2.77m)
Converted loft room. With velux to front elevation and double glazed window to rear. Built-in storage. Laminate flooring and en-suite.

En-Suite

Three piece shower suite. Frosted double glazed window to rear. Fully tiled walls and flooring. Low level WC and wash hand basin with built-in storage. Corner shower cubicle with glass screens. Radiator and extractor fan.

Bedroom Two

11' 6" max x 10' 10" (3.51m max x 3.30m)

Double glazed bay window to front. TV point and radiator. Laid to carpet.

Bedroom Three

12' 6" max x 10' 10" (3.81m max x 3.30m)

Double glazed window to rear. Radiator, built-in storage. Laid to carpet.

Bedroom Four

9' 9" max x 7' 3" max (2.97m max x 2.21m max)

Double glazed window to front. Radiator, laid to carpet.

Bathroom

Three piece bathroom suite. Featuring low level WC and wash hand basin with floating shelf. P shaped bath with shower over. Partially tiled walls. Frosted double glazed window to rear. Radiator.

Outbuilding

Access from garden and rear. Glazed windows. Light and power.

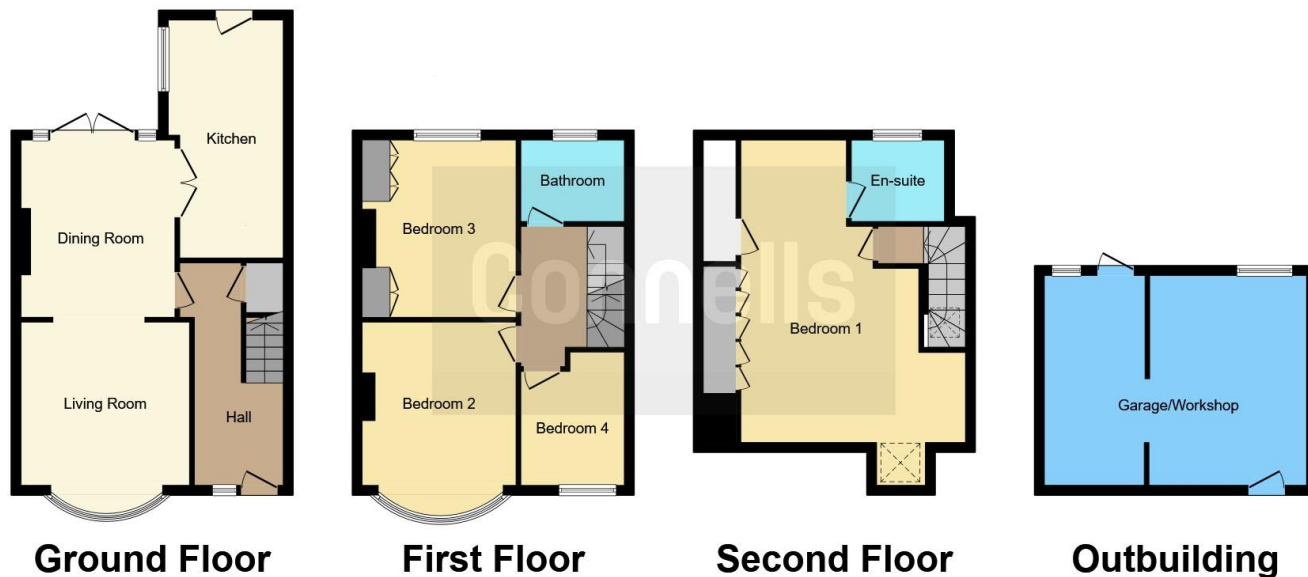
Rear Garden

Fully enclosed rear garden. With large patio area, artificial grass and pathway to rear. Outside light, power and water.

Front Garden

Block paved driveway with electric charging and space for up to 4 vehicles.





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: B

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Tenure: Freehold



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