



**Connells**

Ashley  
BRISTOL



## Property Description

Situated in this popular cul-de-sac location, close to excellent local amenities and transport links, this 4 bedroom extended semi-detached family home offers beautifully presented accommodation throughout. At the heart of the house is a stylish modern fitted kitchen with integrated appliances and a large open plan living room/dining room. Upstairs the property boasts 3 bedrooms to the first floor with a family bathroom and the second floor accommodated a beautifully finished bedroom with en-suite. The house has been beautifully maintained by the current owners and has really quirky features running through it. An enclosed, well maintained rear garden and off street parking to the front ensure this house is perfect for the growing family or for those who love space. \*VIEWING HIGHLY RECOMMENDED\*

## Entrance

Double glazed front door leading into the entrance hallway.

## Hallway

UPVC double glazed window either side, tiled flooring, paneled radiator, a further deep circular UPVC double glazed window to the side, stairs rising to the first floor, box housing circuit breaker and electric meter and a door through into the lounge.

## Lounge

13' 4" max x 12' 4" ( 4.06m max x 3.76m )

Laminate flooring, UPVC double glazed window to the front aspect, central heating radiator, inset fire place with tiled chimney breast, TV point, square archway leading through to an extended open kitchen/diner.

## Kitchen / Diner

27' 9" max x 22' max ( 8.46m max x 6.71m max )

Irregular shape, tiled flooring, door to under stairs storage cupboard, UPVC double glazed window to the front aspect, UPVC double glazed windows to the rear, UPVC double glazed door leading out into the rear garden, three paneled radiators, centre island with a breakfast bar with built-in wine rack, extensive range of base units and drawers with matching wall units with tiled splashbacks, single bowl sink unit and drainer with a mixer tap and shower head attachment and a waste disposal unit, space for a dishwasher, space for american style fridge/freezer, integrated electric double oven/grill and microwave, inset four ring electric induction hob with an extractor hood above, skylight windows, door to a cupboard which is currently housing the washing machine and tumble dryer and door to downstairs WC.

## Downstairs Wc

UPVC double glazed obscured glass window, vanity wash hand basin and a low level WC, tiled flooring and chrome heated towel radiator.

## First Floor Landing

Door off into extended bathroom. doors giving access to a further space with stairs rising up to the second floor, UPVC double glazed window to the front aspect and radiator

### Extended Bathroom

Two UPVC double glazed obscured glass windows, bath with tiled splashbacks, low level WC, chrome heated towel radiator plus an additional radiator, double shower cubicle with tiled surrounds with a water fall main shower, vanity wash hand basin with a mixer tap and tiled splashbacks.

### Bedroom Two

11' 9" x 9' 5" max ( 3.58m x 2.87m max )

UPVC double glazed window to the front aspect giving open views across surrounding area, central heating radiator and a cupboard housing hanging rails.

### Bedroom Three

10' 5" x 9' 2" ( 3.17m x 2.79m )

Coved ceiling, UPVC double glazed window to the rear aspect and radiator.

### Bedroom Four

10' x 5' 4" ( 3.05m x 1.63m )

Bedroom four is currently used as an office with UPVC double glazed window to the front aspect, coved ceiling, radiator and cupboard housing central heating boiler.

### Bedroom One

17' max x 14' 1" max ( 5.18m max x 4.29m max )

Eaves Storage space, radiator, three velux windows, UPVC double glazed window to the

rear aspect, a door off into ensuite shower room.

### Ensuite Shower Room

UPVC double glazed window, low level WC, vanity wash hand basin, corner shower cubical with a mains shower, chrome heated towel radiator and an extractor fan.

### Outside

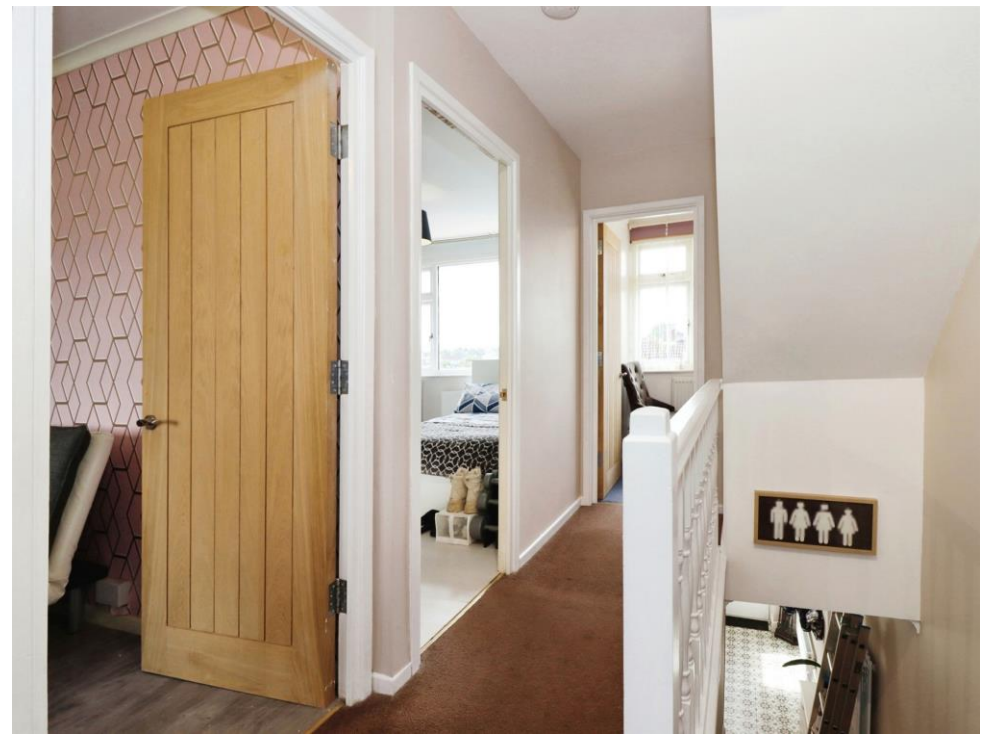
#### To The Front

Offer a parking for couple of cars, electric charging point for the cars to the side of the house.

#### To The Rear

rear garden is paved with bordering and slightly raised flower beds, gate given access from the rear, decked area and is enclosed with part fencing and part walls.









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**EPC Rating: Awaiting**

Tenure: Freehold

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