

## Estune Walk, Long Ashton Asking Price £850,000

- Four Bedroom Detached Home
- Stunning Countryside Views
- South Facing Garden
- Quiet Cul-De-Sac Location
- Beautifully Presented
- Kitchen / Breakfast Room
- Sitting Room and Separate Dining Room

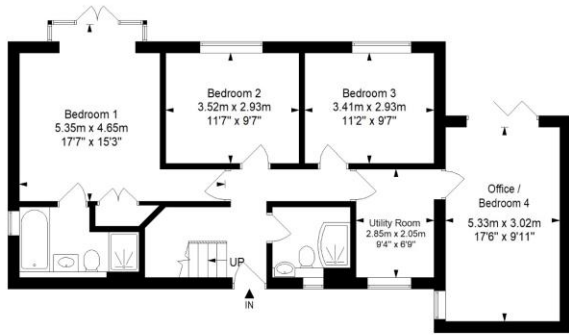
### DESCRIPTION

This beautifully presented four bedroom home is situated in an elevated position enjoying breath taking views across the valley towards Dundry. This superb family home is arranged over two floors and is a unique design with the living areas occupying the first floor. The property enjoys plenty of natural light with its south-facing aspect and large windows making the most of the aspect and its position. The spacious accommodation comprises of a stunning sitting room, second reception room/dining room, cloakroom and a kitchen/breakfast room with access to a wonderful sun terrace. The kitchen includes a range of base and wall units with worktop over, four ring gas hob and Neff oven. There is space for a dishwasher and fridge/freezer. The bedrooms are situated on the ground floor with the master bedroom benefitting from an en-suite bathroom and access to the rear garden via patio doors. The modern en-suite bathroom consists of an enclosed mains fed shower, separate bath, W/C and basin. There are a further three bedrooms, one of which is currently used as an office but there is an option for this to be the fourth bedroom. The family bathroom and a utility room complete the ground floor. The accommodation is well proportioned throughout and provides flexible living. The family bathroom completes the ground floor. Outside the property is a fantastic large rear garden enclosed by fencing and hedging. There are a range of mature shrubs and trees, raised beds and a variety of seating areas to enjoy the breath taking surroundings. To the front is a spacious driveway with parking for multiple vehicles and a double garage.

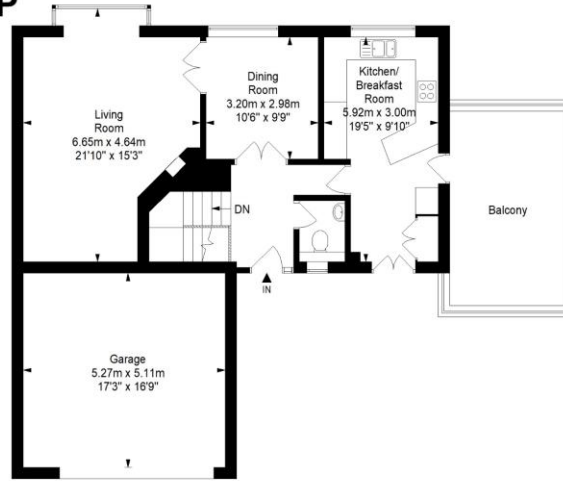


# Estune Walk, Long Ashton, BS41 9EP

Approximate Gross Internal Area = 149.8 sq m / 1612.5 sq ft  
 (Excludes Garage/ Balcony)  
 Garage Area = 26.9 sq m / 289.5 sq ft  
 Total Area = 176.7 sq m / 1902.0 sq ft



Lower Ground Floor



Ground Floor

This floor plan has been drawn using RICS guidelines (GIA)  
 Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
 All Efforts have been made to ensure its accuracy at time of print



**Tenure**  
Freehold

**EPC Rating**

**Council Tax Band**  
F

**Services Mains Gas, Water and Electric**

Clifton : 01179 744 766  
 Long Ashton : 01275 393 956  
 Southville : 01174 523 700

