



Heath Ridge Long Ashton

AlexanderMay
SALES & LETTINGS

Heath Ridge, Long Ashton, BS41 9EW

Asking Price £1,295,000

- Stunning Five Bedroom Detached Home
- Beautifully Presented Throughout
- Elevated Position With Superb Views
- Stylish Open Plan Kitchen Dining Area
- Generous Open Living Space
- Study / Family Room
- Master Bedroom Suite with Dressing Room
- Family Bathroom & Shower Room
- Utility Room & Garage
- Landscaped Gardens with Home Office

DESCRIPTION

This five bedroom detached family home is quite simply sensational in every way. Located in the peaceful cul-de-sac of Heath Ridge this unique property offers spacious open plan modern accommodation over three floors sitting in an elevated position enjoying incredible views across the valley towards Dundry. The property enjoys plenty of natural light with its south facing aspect and large windows throughout making the most of the natural light. The accommodation is deceptively generous with the downstairs living space benefitting from an open plan layout. The current vendors have loved and cared for the home, creating a stylish and tasteful finish throughout. The ground floor consists of entrance hall, WC, open plan kitchen dining area which opens into two further seating areas as well as an additional reception room which can be used as a study or family room. The utility room with access to integral garage completed the downstairs accommodation. To the first floor there is the superb master bedroom suite which comprises of a14 heath

double bedroom, large walk in wardrobe and contemporary en-suite shower room. There are two further double bedrooms, all benefitting from southerly far reaching views, airing cupboard and family bathroom. The second floor offers two double bedrooms with an additional shower room. Outside the property is mainly laid to lawn with a patio area, garden room / home office and a recently added stainless steel heated resistance swim spa pool. To the front is a driveway for multiple cars and garage.

ACCOMMODATION

HALLWAY

Window to front. Access to first floor. Downstairs WC. Large storage cupboard. Oak flooring. Two radiators.

KITCHEN / DINING AREA

Window to front. Range of base and wall units with Corian worktop over. Integrated appliances include oven, steam oven, warming draw, four ring induction hob with additional gas hob, fridge and freezer. Engineered oak flooring. Two radiators.

OPEN PLAN LIVING AREA

Two windows to rear. Two patio doors to rear. Morso log burner with glass hearth. Engineered oak flooring. Access to rear garden. Two radiators.

FAMILY ROOM / STUDY

Window to front. Radiator.

UTILITY ROOM

Range of base and wall units with worktop over. Stainless steel sink. Space and plumbing for washing machine and dryer. Access to garage. Storage cupboard with wall mounted boiler and water softener. Radiator.

FIRST FLOOR ACCOMMODATION

MASTER BEDROOM

Window to front and rear. Walk in wardrobe / dressing room.

EN-SUITE SHOWER ROOM

Window to front. Mains fed walk in shower. WC. Floating sink. Heated towel rail. Under floor heating.

BEDROOM TWO

Window to rear. Radiator.

BEDROOM THREE

Window to rear. Radiator.

FAMILY BATHROOM

Window to front. Walk in main fed shower. Inset bath. Low level WC. Floating sink. Extractor. Radiator.

SECOND FLOOR ACCOMMODATION

BEDROOM FOUR

Velux window to rear. Eaves storage. Two radiators.

BEDROOM FIVE

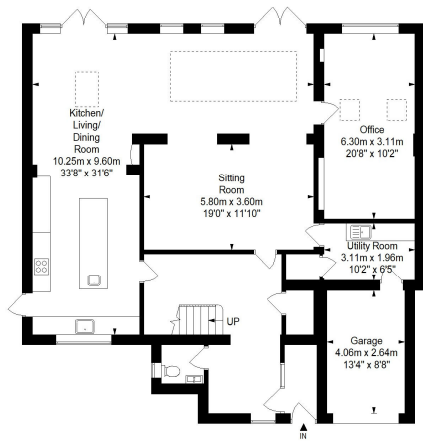
Velux window to rear. Eaves storage. Two radiators.

SHOWER ROOM

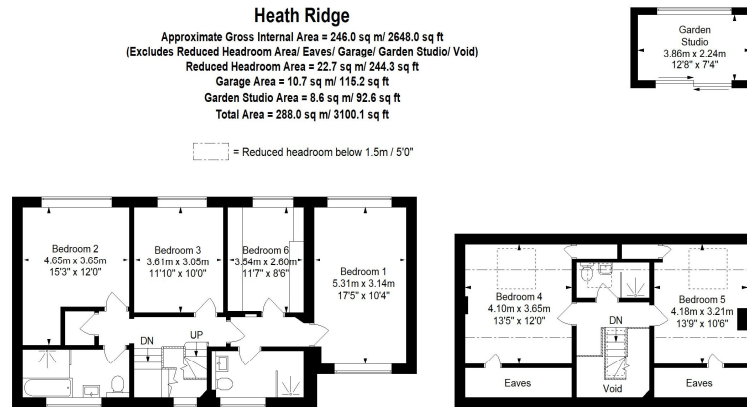
Velux window to rear. Walk in mains fed shower. Pedestal sink. WC. Heated towel rail.

OUTSIDE

To the rear is a generous level lawned area with newly laid patio space, perfect for alfresco dining and socialising. A garden room/home office with internet connection, Power and light. The hydraulic pool is perfect for exercise or leisurely use. To the rear of the garden is a potting shed with large veggie patch. To the front is a tarmac driveway suitable for multiple cars.



Ground Floor



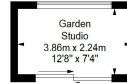
First Floor

Second 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

Heath Ridge
 Approximate Gross Internal Area = 246.0 sq m/ 2648.0 sq ft
 (Excludes Reduced Headroom Area/ Eaves/ Garage/ Garden Studio/ Void)
 Reduced Headroom Area = 22.7 sq m/ 244.3 sq ft
 Garage Area = 10.7 sq m/ 115.2 sq ft
 Garden Studio Area = 8.6 sq m/ 92.6 sq ft
 Total Area = 288.0 sq m/ 3100.1 sq ft

= Reduced headroom below 1.5m / 5'0"



Tenure Freehold

EPC Rating D

Council Tax Band F

Services Mains gas, electric & water

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



