



Miners Close, Long Ashton

AlexanderMay
SALES & LETTINGS

Miners Close, Long Ashton

- Four Bedroom Detached Family Home
- Exclusive Miners Close Development
- Generous Kitchen/Dining Room and Utility
- Very Well Presented

DESCRIPTION

Situated in an elevated position and commanding superb views over Long Ashton and surrounding countryside this exclusive detached property is located in the highly regarded Miners Close development. The access of the property exudes a degree of grandeur and the feeling of space is maximised by the spacious driveway complemented with herbaceous borders. Beautiful woodland walks are close by, along with Long Ashton Golf Club, and only c3 miles from Bristol City Centre and Clifton Village. This ground floor of this well-presented property feels light and open and the layout promotes sociable comfortable living. The spacious kitchen can be enjoyed by all the family, with patio doors leading to the terrace and is the real hub of the home. At the opposite end of the property, is the second reception room leading to the garden via a wonderful conservatory maximising the feeling of 'inside-outside' living. The superb main sitting room is located on the mid-landing level with balcony enjoying astonishing open aspect views and splashes of style wherever you look.

There are four bedrooms located on the first floor and the design maximises the flow of the house whilst retaining a degree of privacy. Outside the property, there is a substantial double garage and parking on the block-paved driveway. The well-manicured gardens wrap around the property and boast a stunning patio area.

HALLWAY

A spacious entrance hallway with vaulted ceiling encompassing a galleried landing, with stairs to first floor, solid wooden flooring, double door storage cupboard door to:

KITCHEN/DINING ROOM

A very well-proportioned kitchen and dining space for all the family to enjoy encompassing: A range of fitted base and wall units and central island with dark granite worktops, integrated Bosch dishwasher and fridge/freezer, a seven ring range oven with extractor above, tiled flooring, two windows to front, one window to rear and French doors to side opening to sun terrace. Door to:

UTILITY ROOM

A continuation of base and wall units with granite worktops, plumbing for washing machine, window to side and door to rear.

DINING ROOM

French doors to rear, solid wooden flooring

RECEPTION TWO/CONSERVATORY

The second reception room on the ground level is stylish, useable and a pleasure to spend time within. This room features a bespoke roof with attractive glazed panels, double garden doors and windows overlooking the garden with seating.

W/C

Stylish with a modern twist. The space includes a towel rail, W/C, extractor and solid wooden flooring.

FROM THE PART LANDING DOUBLE GLAZED DOORS LEAD TO:

SITTING ROOM

An extremely generous triple aspect room boast windows on three sides and French doors to front opening out on to a balcony to enjoy the views, open fireplace with stone surround and the 'gallery window' looking back into the main hall.

Guide Price: £1,250,000

MASTER BEDROOM SUITE

Window to front with views, two windows to side, double doors to walk-in dressing room with window to rear, door to:

DRESSING ROOM

Walk in dressing space with window to the rear aspect. Includes large, fitted storage, lockers and hanging rails.

EN-SUITE BATHROOM

Includes a bath with mixer taps, large walk-in shower enclosure, tiled floor and walls, heated towel rail and window to rear.

BEDROOM TWO

Window to rear, built in wardrobes and benefits from en-suite.

EN-SUITE SHOWER ROOM

Good sized ensuite shower room, tiled floor and part tiled walls, W/C/vanity/basin unit. Finished with spotlights.

BEDROOM THREE

Built in wardrobes, window to rear with views across the rear corner of the garden.

BEDROOM FOUR

Built in wardrobes, window to side with views across to Long Ashton and Dundry.

FAMILY BATHROOM W/C,

vanity and basin combined. Towel rail and extractor. Generous walk-in shower enclosure.

GARDENS

Accessed from the kitchen, there is a wonderful, paved sun terrace surrounded by raised borders and enclosed by a stone wall which is perfect for the balmy evenings for a family barbeque. To the other side of the property accessed from the conservatory or from the rear, there are various searing areas to enjoy views from which is enclosed by fencing and hedging, a feature waterfall and rock garden as well as a garden laid to lawn. A side gate returns to the front of the property. Access to the double garage from the garden or via double electric overhead doors and has power and light..

Miners Close, Long Ashton, BS41 9DE

Approximate Gross Internal Area = 270.0 sq m / 2906.2 sq ft
(Includes garage / excludes void)



Tenure
Freehold

EPC Rating
D

Council Tax Band
G

Services Mains, Gas, Electric and Water

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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

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