



Miners Close Long Ashton

AlexanderMay  
SALES & LETTINGS



## Miners Close, Long Ashton, BS41 9DE

Asking Price £1,250,000

- Four Bedroom Detached Family Home
- Sought After Miners Close Development
- Stylishly Presented Throughout
- Contemporary Kitchen / Dining Room
- Three Reception Rooms
- Master Bedroom with En-Suite
- Family Bathroom
- Utility Room & Downstairs WC
- Detached Double Garage & Parking
- No Onward Chain

### DESCRIPTION

Located on the sought after Miners Close development this four bedroom detached family home is tastefully presented throughout with the current vendors creating a beautiful finish throughout. The executive home has everything a family would be looking for with light spacious accommodation, modern open plan sociable space, and a beautiful landscaped gardens. The ground floor offers an entrance hall with three reception rooms of it comprising of a generous study, family / dining room and superb main living room. A cloakroom, under stairs storage cupboard as well as two additional lower storage cupboards finish the downstairs accommodation. A few steps up and you enter the stunning kitchen / dining room with multiple bi – fold doors to the rear garden and separate utility room. A few steps up again to the four bedrooms with two benefitting from stylish wet rooms and family bathroom. Outside the property offers a wrap around lawned garden, sunken patio area, beautiful far reaching views, detached double garage and off street parking.

### ACCOMMODATION

#### HALLWAY

Window to front. Access to first floor accommodation. Large storage cupboard. Two floor level storage cupboards. Alarm. Oak flooring. Radiator.

#### KITCHEN / DINING ROOM

Window to rear. Two bi-fold doors to garden. Modern fitted two tone kitchen with a range of base and wall units with quartz worktop over. Integrated NEF dishwasher, ELISE rangemaster dual fuel cooker with five ring gas hob, extractor above. Space for large fridge freezer. Inserted stainless steel sink. Vaulted ceiling. Slate flooring. Radiator.

#### UTILITY ROOM

Window to front. Patio door to rear. Wall units. Recently installed VALIANT boiler. Inserted sink with quartz worktop over. Space and plumbing for washing machine.

#### STUDY

Window to front and side. Bespoke hand built shelves / storage space. Oak flooring. Radiator.

### FAMILY ROOM / DINING ROOM

Window to side. Oak flooring. Radiator.

### LIVING ROOM

Two windows to side. Patio doors to rear. Log burner with slate hearth. Two radiators.

### FIRST FLOOR ACCOMMODATION

#### HALLWAY

Window to front and side. Access to loft. Airing cupboard. Two radiators.

#### BEDROOM ONE

Window to side. Three built in wardrobes. Radiator.

#### EN-SUITE SHOWER ROOM

Window to side. Large walk in shower / wet room. W/C. Floating sink. Heated towel rail. Tiled flooring.

#### BEDROOM TWO

Window to side. Two built in wardrobes. Radiator.

#### EN-SUITE SHOWER ROOM

Fully tiled walk in shower / wet room. W/C. Floating sink. Heated towel rail. Extractor.

#### BEDROOM THREE

Window to front. Built in wardrobes. Radiator.

#### BEDROOM FOUR

Window to side. Radiator.

### FAMILY BATHROOM

Window to side. Enclosed bath. Pedestal sink. Low level WC. Heated towel rail. Extractor.

### OUTSIDE

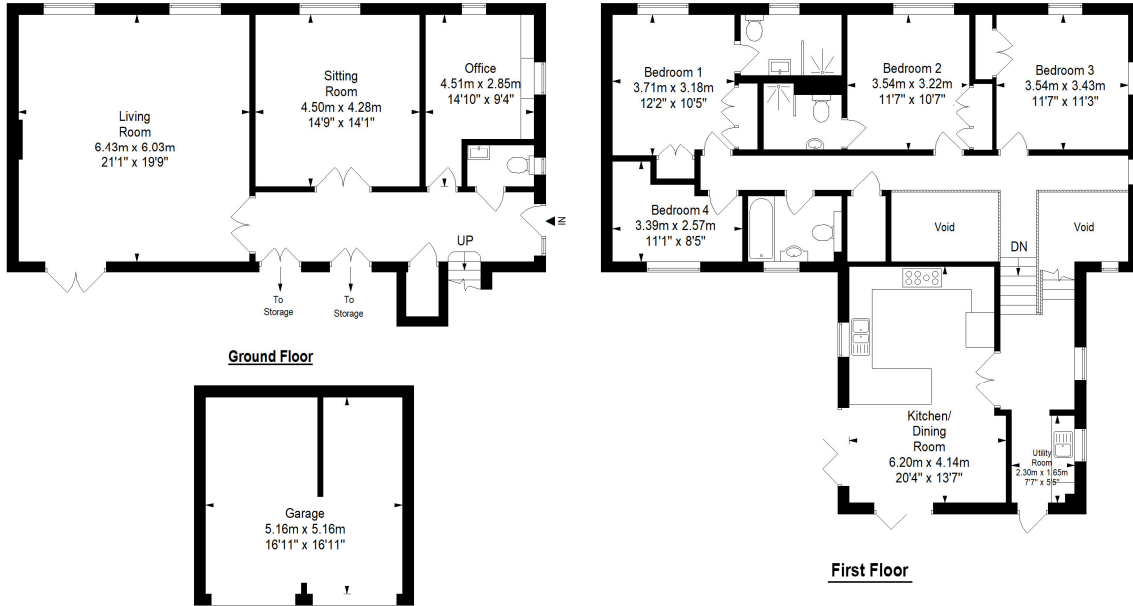
The property sits in the middle of the generous plot, with a wrap around lawned garden to the rear and both sides. There is a sunken down patio area perfect for socialising and alfresco dining. Southerly far reaching views can be enjoyed from the top patio from the kitchen. The garden benefits from the sun all times of the day. There is a detached double garage, mostly being used as a gym as well as additional storage and a block paved driveway for multiple vehicles.

# Miners Close, Long Ashton, BS41 9DE

Approximate Gross Internal Area = 205.8 sq m/ 2215.3 sq ft  
(Excludes Garage/ Voids)

Garage Area = 26.6 sq m/ 286.3 sq ft

Total Area = 232.4 sq m/ 2501.6 sq ft



**Tenure Freehold**

**EPC Rating C**

**Council Tax Band G**

**Services Mains gas, electric and water**

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

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





