

## Lynbrook, Long Ashton BS41 9BH

Asking Price £460,000

- Well Presented Three-Bedroom Semi-Detached Home
- Located in Quiet Cul-De-Sac close to Birdwell Junior School
- Extended Kitchen / Dining Room
- Utility Room
- Generous Sitting Room with Access to Rear Garden
- Three Bedrooms - Two with Built in Storage
- Contemporary Bathroom Suite
- South West Facing Garden
- Single Garage & Off Street Parking

### SUMMARY

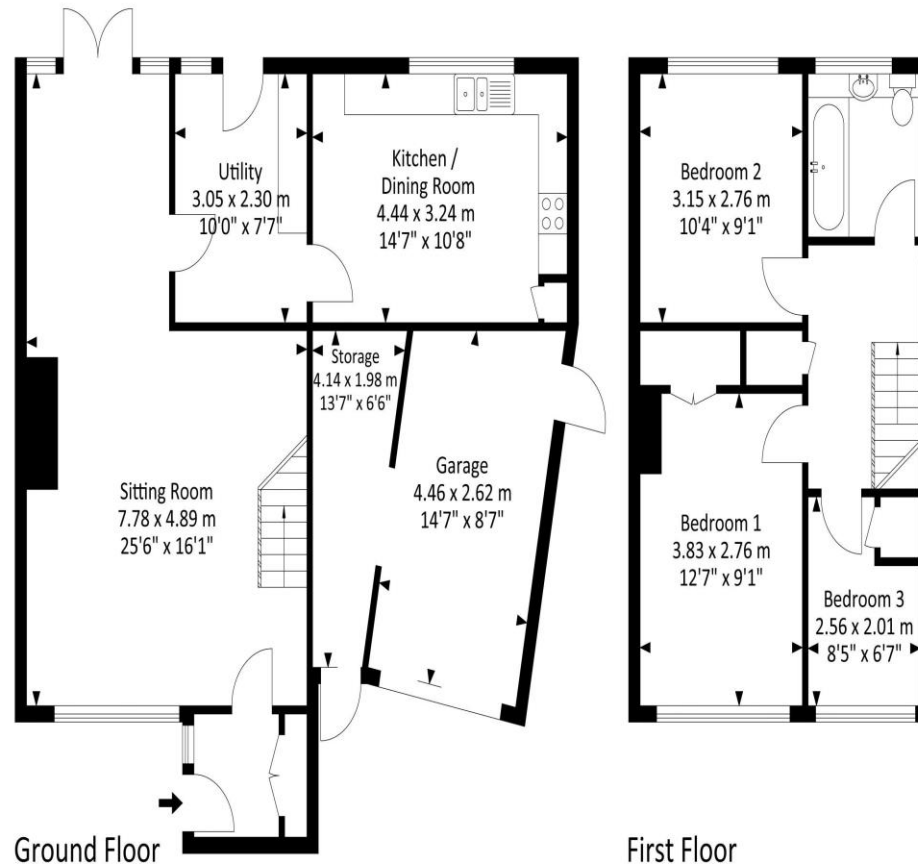
This extended three-bedroom property is situated on this quiet backwater in Long Ashton close to Birdwell Junior School and enjoys a very light and airy feel throughout. The ground floor offers a porch that leads to a spacious living room with access to rear garden, large kitchen / dining room with a range of base and wall units with space for fridge freezer, dishwasher and cooker. The useful utility room adjoins the kitchen with space and plumbing for washing machine and dryer. The first floor occupies, firstly a master bedroom with built-in wardrobes, a second bedroom, a third bedroom with further built-in storage cupboard and a superbly appointed contemporary bathroom suite with mains fed shower over bath, floating sink, WC and heated towel rail. The garden has a south westerly orientation which is mainly laid to lawn and fully enclosed. There is side access to the single garage with a private drive offering off street parking. The property is located a short walk from all the local amenities that Long Ashton has to offer.





# Lynbrook, Long Ashton

Approx. Gross Internal Area  
1202.20 Sq.Ft - 111.70 Sq.M  
(Total area includes garage)



**Tenure**  
Freehold

**EPC Rating**  
D

**Council Tax Band**  
C

**Services Mains gas, electric and water**

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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Long Ashton : 01275 393 956  
Southville : 01174 523 700

