



Brocks Lane, Long Ashton

AlexanderMay
SALES & LETTINGS

Little Garth, Brocks Lane, Long Ashton

Guide Price:£725,000

- Three Bedroom Detached Bungalow
- Stylish High-Level Finish
- Open Plan Kitchen Dining Room
- Living Room with Log Burner
- Underfloor Heating Throughout
- Master Bedroom with En-suite Shower Room
- Additional En-suite Shower Room & Family Bathroom
- Utility Room
- Private South Facing Garden with Undercroft
- Garage & Off Street Parking

DESCRIPTION

Little Garth is a three-bedroom detached bungalow hidden away in the heart of Long Ashton village. The current vendor has completely renovated the property from top to bottom creating a stylish, contemporary, high end finished home which is not to be missed. Features include under floor heating, aluminium windows, full re wire and new central heating system. The level of detail is second to none and extremely impressive. With a south facing orientation, the property is incredibly light and bright with the accommodation laid over one floor consisting of a slick modern open plan kitchen dining room, living room with log burner, three double bedrooms, two of which have very tasteful en-suite shower rooms, a family bathroom and utility area. Quality Karndean flooring is laid throughout showing no expense has been spared. Outside to the rear is a fully enclosed garden with patio area which gives complete privacy. There is a useful undercroft to house all gardening tools etc and to the front is a garage with an electric up and over door as well as parking for multiple vehicles.

ACCOMMODATION LIVING ROOM

Window to rear. Log burner with slate hearth. Karndean floor.

KITCHEN / DINING ROOM

Window to rear and side with patio door to rear garden. A range of Schmidt base and wall units with Dekton worktop over. A range of integrated Bosch appliances including four ring induction hob with extractor above, oven, microwave, fridge freezer and dishwasher. Inset sink with Quooker hot water tap. Karndean floor.

BEDROOM ONE

Window to rear. Karndean floor.

EN-SUITE SHOWER ROOM

Opaque window to front. Mains fed walk in shower. WC. Vanity unit. Heated towel rail.

BEDROOM TWO

Window to rear. Built in cupboard. Karndean floor.

EN-SUITE SHOWER ROOM

Opaque window to side. Enclosed corner mains fed shower. W/C. Vanity unit. Heated towel rail.

BEDROOM THREE

Window to front. Karndean floor.

FAMILY BATHROOM

Opaque window to side. Mains fed shower over bath. WC. Vanity unit. Heated towel rail.

UTILITY ROOM

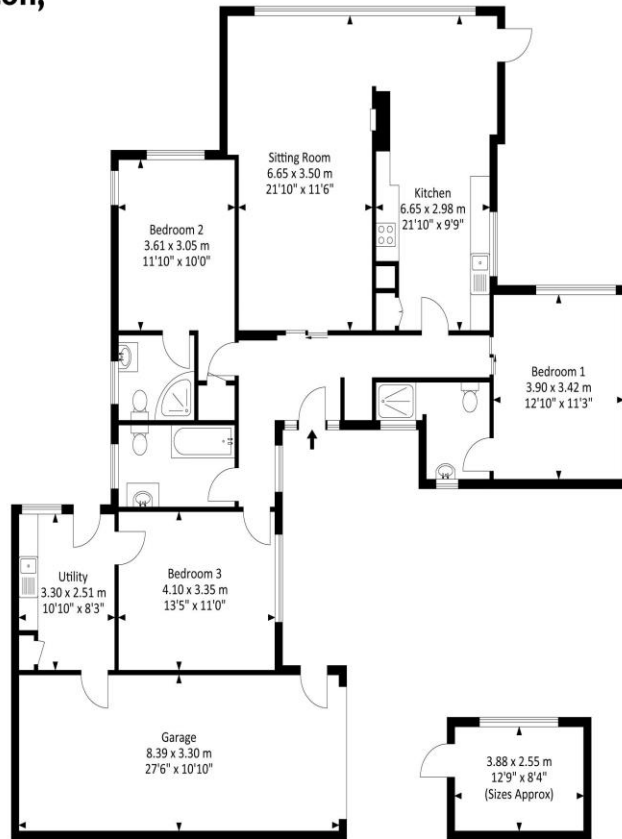
Patio door to rear garden. Range of base units. Space and plumbing for washing machine and dryer. Aluminium sink. Access to garage with wall mounted combi boiler and 250l pressurised water tank. Karndean floor.

OUTSIDE

Steps down from the kitchen dining area to a patio area which is perfect for alfresco dining. The rear garden has a southerly orientation and offers complete privacy. The garden is mostly laid to lawn and is fully enclosed. There the mature tree and shrubs with the undercroft which is very useful storage for all gardeners needs. To the front has access to the garage with up and over door with a private driveway suitable for multiple vehicles.

Brocks Lane, Long Ashton, BS41 9HN

Approx. Gross Internal Area
1711.9 Sq.Ft - 159.1 Sq.M
(Total area includes Undercroft)



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.



Tenure
Freehold

EPC Rating
D

Council Tax Band E

Services Mains gas, electric and water

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



