



Pear Tree Avenue, Long Ashton

AlexanderMay
SALES & LETTINGS

Pear Tree Avenue, Long Ashton, BS41 9FF

Guide Price: £775,000

- Substantial Detached Family Home Opposite Local Park
- Spacious and Well-Presented Accommodation Throughtout
- Superb Open-Plan Kitchen/Dining/Family Room
- Dining Room (Or Playroom)
- Triple Aspect Sitting Room
- Utility Room, Ground Floor WC & Family Bathroom
- Master Bedroom Suite including Dressing Area with Built-in Wardrobes & En- Suite
- Guest Bedroom with En-Suite Shower Room
- Three Further Bedrooms (Two with Built-in Storage)
- South-Facing, Level Rear Garden, Single Garage & Off-Street Parking for 3 Cars

SUMMARY

For those looking for a substantial home for the growing family look no further than this! Arranged over three floors this well-presented property, built by Charles Church in 2007 ticks many boxes in that must have list! The accommodation briefly comprises; to the ground floor a magnificent kitchen/breakfast/family room; the real hub of family living! There is also a dining room, utility and cloakroom with triple aspect sitting room and master bedroom suite to the first floor, and a further four bedrooms, en-suite and bathroom to the third floor. Outside can be found level southerly facing rear gardens, a single garage and parking for three vehicles. Situated in a prime spot on this popular development with a park fronting aspect, properties of this nature seldom come to the market, so your early viewing is highly recommended.

ENTRANCE HALLWAY

Via covered porch. Access to first floor accommodation.

KITCHEN/BREAKFAST/FAMILY ROOM

Window to front, window to rear, patio doors overlooking and leading onto the rear garden, fitted with a comprehensive range of modern wall and base units with tiled surrounds and complementary work surfaces, integrated double oven with inset four ring gas hob with extractor over, space for refrigerator/freezer and dishwasher, one and a half stainless steel sink and drainer, tiled floor.

DINING ROOM

Window to front

CLOAKROOM

Opaque window to side, low level WC, corner pedestal wash hand basin with tiled splash back,

UTILITY ROOM

Opaque glazed door to rear, modern wall and base units with tiled surrounds, stainless steel sink and drainer, concealed wall mounted gas boiler supplying domestic hot water and central heating, space for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR ACCOMMODATION LANDING

Window to front, access to second floor accommodation, airing cupboard housing hot water tank.

SITTING ROOM

Via double doors this delightful triple aspect room has window to front, window to rear and feature bay window to side. Views of park and woodland.

MASTER BEDROOM

A master bedroom suite with window to front, window to rear, range of fitted wardrobes, radiator, and door from dressing area to: En-Suite; includes opaque window to rear, Mains fed shower cubicle, bath, WC, pedestal sink. Radiator.

SECOND FLOOR ACCOMMODATION LANDING

Window to front, with views of park and woodland.

GUEST BEDROOM

Window to side, access to loft space, radiator, door to: En-Suite; Opaque window to rear, pedestal wash hand basin with tiled splash back, low level WC, mains fed shower in enclosed tiled cubicle, extractor.

BEDROOM THREE

Window to rear, built-in wardrobes and storage. Radiator.

BEDROOM FOUR

Window to front, built-in wardrobe & storage, views of park and woodland. Radiator.

BEDROOM FIVE

Window to front, views of park and woodland. Radiator.

BATHROOM

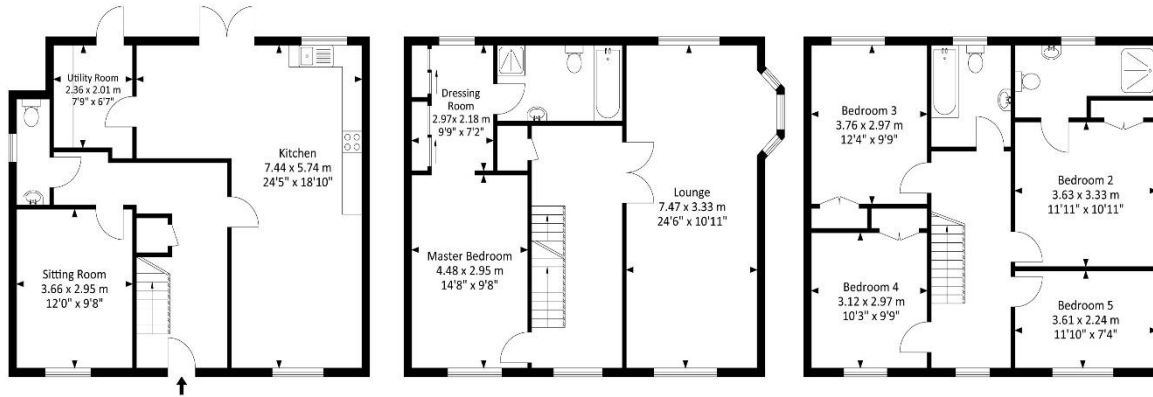
Opaque window to rear, pedestal wash hand basin, bath, tiled splash backs, low level WC, shaver point, ladder radiator.

OUTSIDE

The front is approached via a tar macadam driveway with parking for three vehicles and leads to the single garage with up and over door, power and light. A courtesy door accesses the rear garden that is south-facing, fully enclosed with a patio area, level artificial lawn and shrubbery borders.

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Approx. Gross Internal Area
2107.14 Sq.Ft - 195.76 Sq.M



Ground Floor

First Floor

Second Floor

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 C

Council Tax Band G

Services Mains gas, electric and water

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



