



Estune Walk Long Ashton

AlexanderMay  
SALES & LETTINGS



## Estune Walk, Long Ashton, BS41 9EP

Asking Price £700,000

- Detached Family Home
- Four Bedrooms
- Quiet Cul-De-Sac Location
- Amazing Views
- Kitchen / Breakfast Room
- Living & Dining Room
- Two further Reception Rooms
- Family Bathroom
- Off Street Parking
- Garage

### DESCRIPTION

Located on this quiet cul-de-sac of Estune Walk, this unique family home offers spacious accommodation throughout whilst sitting in an elevated position enjoying superb views across the valley towards Dundry. The property enjoys plenty of natural light with its south-facing aspect and large windows making the most of the aspect and its position. The accommodation is well proportioned with the ground floor benefiting from a generous sitting room leading out to a large south-facing decked terrace, kitchen / breakfast room, Dining room, utility room, study and WC. The first floor accommodation includes four bedrooms, all the bedrooms are substantial sizes with built in wardrobes except one. There is a generous family bathroom and access to the garage. Outside there is a lawned area to the rear as well as a driveway and off-street parking to the front.

### KITCHEN / BREAKFAST ROOM

A range of base and wall units with worktop over. The kitchen includes a six ring gas hob with double electric oven below and extractor fan above. There is space for dishwasher and fridge. Breakfast bar. Laminate flooring. Radiator.

### UTILTIY ROOM

Stainless steel sink with plumbing for washing machine and dryer. Space for additional fridge freezer.

### LIVING ROOM

Large window to rear. Gas fireplace with wooden surround. Two radiators. Bi fold doors to rear terrace. Stripped floorboards.

### DINING ROOM

Window and patio door to side. Gas fireplace. Radiator. Stripped floorboards.

### OFFICE

Window to side. Radiator. Laminate floor.

### CLOAKROOM

Opaque window to side. WC. Floating sink.

### FIRST FLOOR ACCOMODATION LANDING

Access to garage and loft space. Radiator.

### BEDROOM ONE

Window to side front. Built in wardrobes. Pedestal sink. Laminate flooring. Two radiators.

### BEDROOM TWO

Window to rear. Built in wardrobes. Radiator.

### EN-SUITE BATHROOM

Opaque window to side. Mains fed shower, pedestal sink. WC. Partly tiled. Heated towel rail.

### BEDROOM THREE

Window to rear. Built in wardrobes. Radiator.

### BEDROOM FOUR

Window to side. Radiator.

### FAMILY BATHROOM

Opaque window to side. Cubicle shower. bath. Pedestal sink. Heated towel rail. Partly tiled. Airing cupboard storage. Radiator.

### OUTSIDE

To the rear there is a large south facing sun terrace with amazing views towards Dundry. Below offers a substantial under croft perfect for storing garden tools etc. To the front is a substantial front garden with a driveway and off street parking for multiple vehicles.

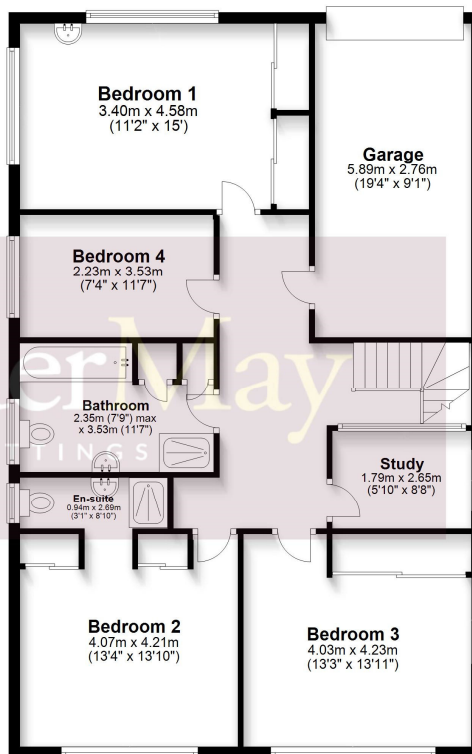
## Ground Floor

Approx. 105.6 sq. metres (1136.6 sq. feet)



## First Floor

Approx. 91.3 sq. metres (983.3 sq. feet)



Total area: approx. 196.9 sq. metres (2119.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.



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