



£625,000

3 Purdown Road, Ashley Down, Bristol, BS7 9PG

2 The Promenade, Bristol, BS7 8AL

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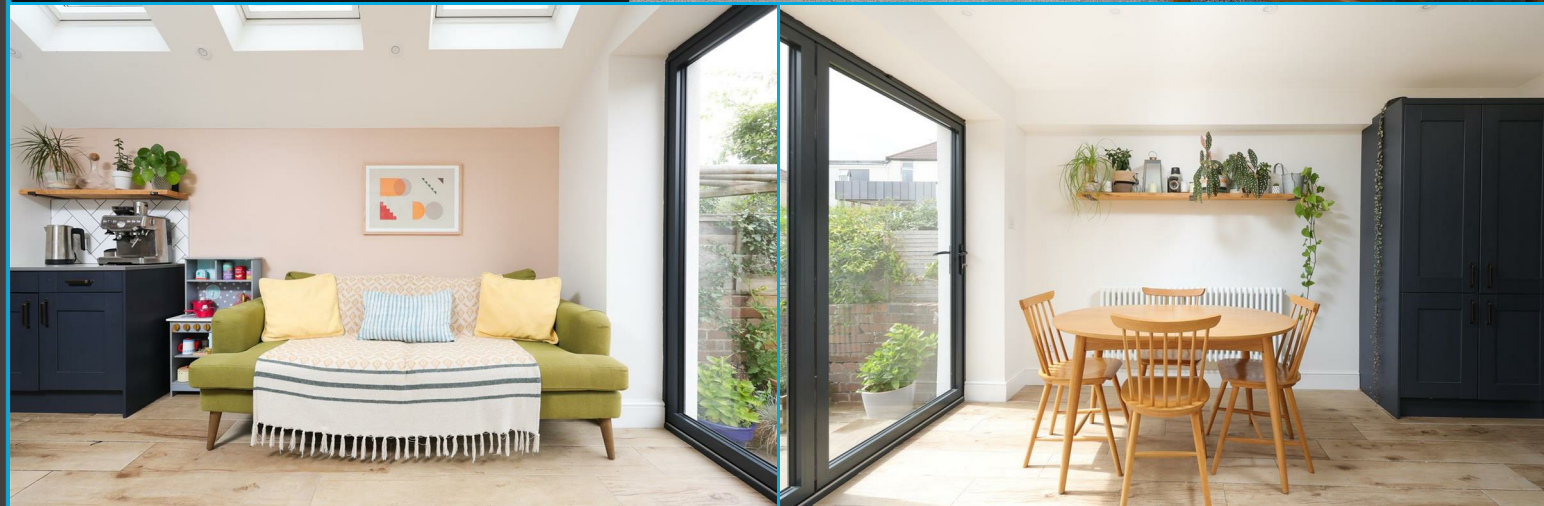
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3 Purdown Road Ashley Down, Bristol, BS7 9PG

Located on a quiet neighbourly road within the heart of Ashley Down is this stylish and immaculately presented four bedroom Victorian home. This beautiful property has been meticulously maintained by its current owners and is tastefully finished throughout. The key features spans over three levels, which includes, a open kitchen/dining/family room, a cosy living room, a converted principle bedroom with en-suite, three bedrooms, family bathroom and a mature south facing rear garden.

Ground floor accommodation comprises; Main entrance which leads onto the hallway providing access to all ground floor accommodation, stairs that rise to the first floor with understairs storage beneath and a downstairs W/C. The living room and lead reception sits at the front of the property and features a double glazed bay window, bespoke alcove shelves and ceiling cornice. Next door is the impressive and extended open plan kitchen/dining/family room, with bi-fold doors and skylight windows flooding the space with natural light. The kitchen is fitted with a range of navy wall and base units with contrasting worktops, metro tiled splash-backs and stainless steel fittings. The space is divided by a kitchen island and creating the social hub of the family home. A utility room, which provides space for a washing machine and tumble dryer completes the ground floor accommodation.

A staircase leads up to the first floor to three bedrooms, and a family bathroom. At the front of the house is a stylish master bedroom that spans the entire width of the property benefiting from built-in wardrobes spanning the depth of the room and twin double glazed windows providing a pleasant outlook onto Purdown Road. Another well-proportioned double bedroom sits in the middle of the house. A spacious family bathroom is at the rear of the floor and features



a modern white suite whilst adjacent is bedroom four, which is current occupied as a home office.

On the top floor is another light and bright double bedroom with Velux windows to both front and a double glazed window to the rear offering roof-top views across Ashley Down and beyond. To the front, there is a dressing area which leads to a shower en-suite.

Externally, the front of the property benefits from the classic red brick-fronted facade. Whilst the delightful south facing rear garden is mainly laid to lawn bordered on both sides by an array of mature plants and shrubs. A paved patio/seating area provides the perfect secluded space for al-fresco dining and takes full advantage of the property's sunny aspect.

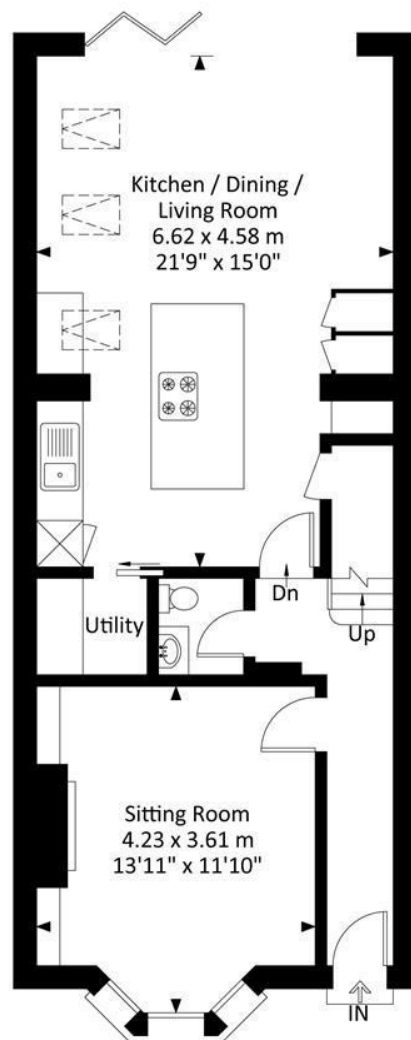
Purdown Road has a real sense of community and enjoys a convenient position in the area, just a short walk from Ashley Down Primary School and the Lazy Dog, whilst also being within easy access to both Gloucester Road, and the M4/M5 motorways.



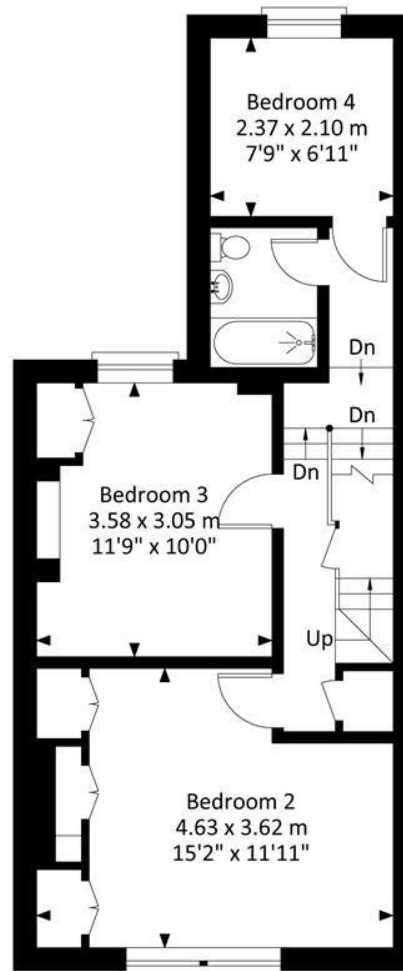


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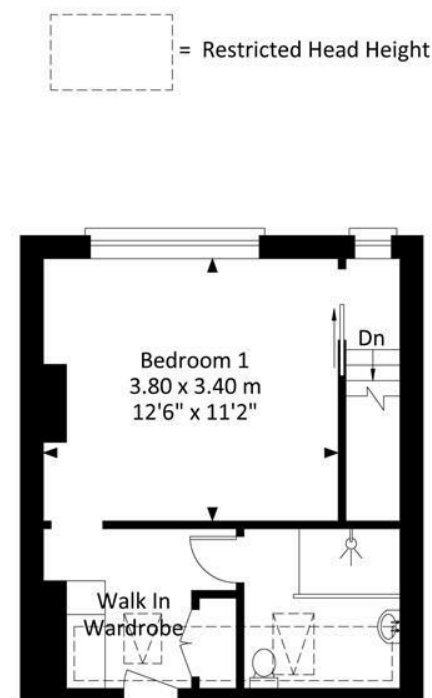
Approximate Gross Internal Area = 125.50 sq m / 1350.87 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



elephant 

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