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36 Ashcombe Crescent, North Common, Bristol, BS30 5NX



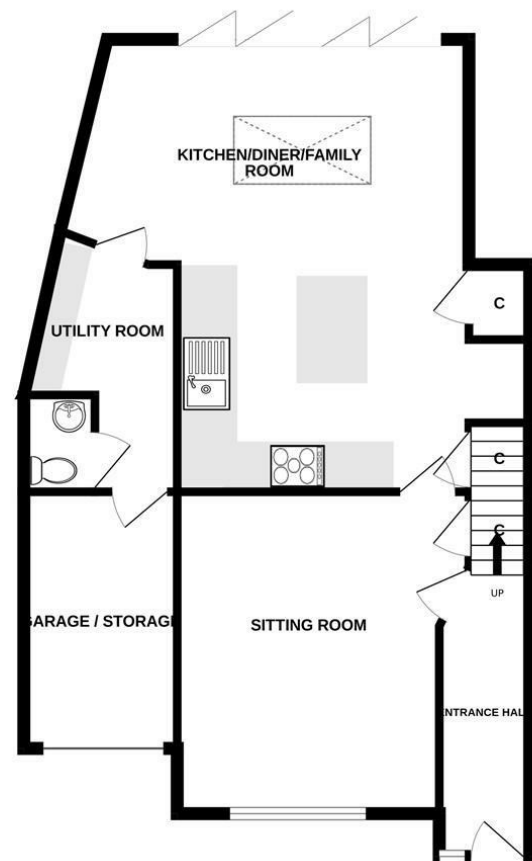
£425,000

An impressive semi detached four bedroom home with a stunning kitchen diner / family room in a lovely tucked away location.

- Stunning extended home
- Modern and contemporary kitchen diner family room
- Full width bi-fold door across the back of the property
- Vaulted ceiling bedroom with a mezzanine level
- En-suite to the master bedroom
- Kitchen with a centre island
- Enclosed rear garden
- Garage / Store with further off street parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.  
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# 36 Ashcombe Crescent, North Common, Bristol, BS30 5NX

Tucked away in a lovely and peaceful location, this attractive four bedroom semi detached home offers spacious and versatile accommodation ideal for modern family living.

The ground floor features a welcoming front reception room with a cosy electric wood burner style heater, perfect for relaxing evenings. To the rear of the property is a stunning open plan kitchen, dining and family room, designed as the heart of the home. The kitchen benefits from a central island, ample storage and preparation space, while large bi-fold doors spanning the rear open out onto the garden, creating a wonderful indoor outdoor flow.

Leading from the kitchen area is a utility room and a convenient cloakroom.

Upstairs, the first floor offers four bedrooms. The principal bedroom is a standout feature with a vaulted ceiling and a unique mezzanine level, along with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Outside, the property enjoys an enclosed rear garden with a patio seating area and raised lawn, ideal for entertaining or family time. To the front there is off street parking, along with a garage/store providing additional storage.

A wonderful home in a desirable setting, combining character features with contemporary living space.

## ENTRANCE HALLWAY

Entered via a uPVC front door with a double glazed frosted side window, allowing natural light while maintaining privacy. The hallway features wood flooring, a radiator, and a staircase rising to the first floor, providing access to the main living accommodation.

## SITTING ROOM 4.43 x 3.61 (14'6" x 11'10")

Double glazed window to the front aspect, allowing plenty of natural light. The room features wood flooring and a charming inset Dimplex wood burner style electric heater set on a stone hearth with a wooden mantel, creating a cosy focal point. There is also a useful under stairs cupboard providing additional storage.

## KITCHEN DINER / FAMILY ROOM

### KITCHEN AREA 4.84 x 3.12

A wonderful open plan space forming the heart of the home. The kitchen area is fitted with a range of wall and base units comprising stylish grey fronted cupboards and drawers, complemented by wood worktops with matching upstands. A striking central island provides additional storage and preparation space, finished with a matching worktop and incorporating a breakfast bar. Above the island is a designer light fitting, further complemented by ceiling spotlights.

To one wall there are full height cupboards with space between for an American style fridge freezer. The kitchen also benefits from a good selection of integrated appliances, including a double oven, five-zone induction hob, and cooker hood, with a glass splashback below.

The space flows seamlessly into the dining and family area, creating an ideal setting for both everyday living and entertaining.

### DINER / FAMILY AREA 5.00 x 3.11 (16'4" x 10'2")

This wonderful space is bright and airy, enhanced by a large roof lantern that floods the room with natural light, along with full width grey aluminium bi-fold doors across the rear that open out and offer pleasant views of the garden.

Laminate flooring continues seamlessly from the kitchen area, creating a cohesive and flowing living space. Additional features include two radiators and ceiling spotlights.

A superb area for family living and entertaining guests, with an excellent connection between the indoors and the garden.

### UTILITY ROOM 3.12 x 1.11 ext to 2.00 narrows (10'2" x 3'7" ext to 6'6" narrows)

A practical utility room with space for a washing machine and tumble dryer, finished with a worktop above for convenient folding and storage. Additional storage is provided by a store cupboard, and the room is illuminated by ceiling spotlights.

This room offers a functional transition between the kitchen and cloakroom while keeping everyday tasks neatly tucked away.

### CLOAKROOM 1.35 x 0.98 (4'5" x 3'2")

A well appointed cloakroom comprising a vanity basin with mixer tap and splashback, a toilet, and an extractor fan for ventilation. There is also a door providing direct access to the garage/store, adding practical convenience.

## LANDING

Wood floors and loft access,

### BEDROOM 4.44 x 2.23 (14'6" x 7'3")

A spacious double bedroom featuring a vaulted ceiling with a roof light that floods the room with natural light, complemented by a double glazed window to the front

aspect. A ladder leads up to a delightful mezzanine level, offering a cosy retreat perfect for reading or relaxing.

### ENSUITE 2.06 max x 1.53 (6'9" max x 5'0")

A stylish en-suite bathroom with a double glazed frosted rear window providing privacy while allowing natural light. The room features a walk in shower with thermostatic control and glass screen, a vanity sink, and an enclosed coupled toilet. A heated towel rail adds comfort, while grey part tiled walls and grey tiled flooring, along with the vaulted ceiling, create a modern and contemporary finish.

### BEDROOM 2.63 x 2.74 ext 2.96 (862'10" x 8'11" ext 9'8")

A lovely bedroom with a double glazed window to the rear aspect, allowing natural light and garden views. The room is fitted with a radiator, providing warmth and comfort.

### BEDROOM 3.70 x 2.04 (12'1" x 6'8")

A comfortable bedroom featuring a double glazed window to the front aspect, a convenient store cupboard for additional storage, and a radiator to ensure the room remains warm.

### BEDROOM 3.72 x 2.74 (12'2" x 8'11")

A bright bedroom with a double glazed window to the front aspect, allowing natural light to fill the room, and a radiator providing warmth.

### BATHROOM 2.03 x 1.67 (6'7" x 5'5")

A modern family bathroom with a double glazed frosted window for privacy. The room features a panel bath with mixer tap and personal shower attachment, a white pedestal basin, and a toilet. Part tiled walls and a radiator complete the space, offering a clean and practical finish.

### GARAGE / STORE 3.55 x 2.16 (11'7" x 7'1")

A practical garage/store with an up and over door and a personal door at the rear providing direct access to the utility room, offering both secure storage and convenient connectivity to the home.

## OUTSIDE

### REAR GARDEN

Accessed via the bi-fold doors, the garden features a patio area ideal for relaxing or alfresco dining. Wood sleepers and steps lead up to a raised lawned area, all fully enclosed by fencing to the sides and rear, providing a private and secure outdoor space.

## FRONT OF PROPERTY

A driveway provides off street parking and leads directly to the garage. A pathway guides visitors to the front door, while the remainder of the front garden is a low maintenance, stone chipped area, offering both practicality and curb appeal.

## TENURE

Freehold

## COUNCIL TAX BAND

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## ADDITIONAL INFORMATION

Local authority. South Gloucestershire Service. All mains services connected  
Mobile phone signal. Source Ofcom  
Broadband Source Ofcom  
Mining Property is located within a coal mining reporting area

