



47 Blackcurrent Drive, Long Ashton
Bristol

Guide Price **£350,000**

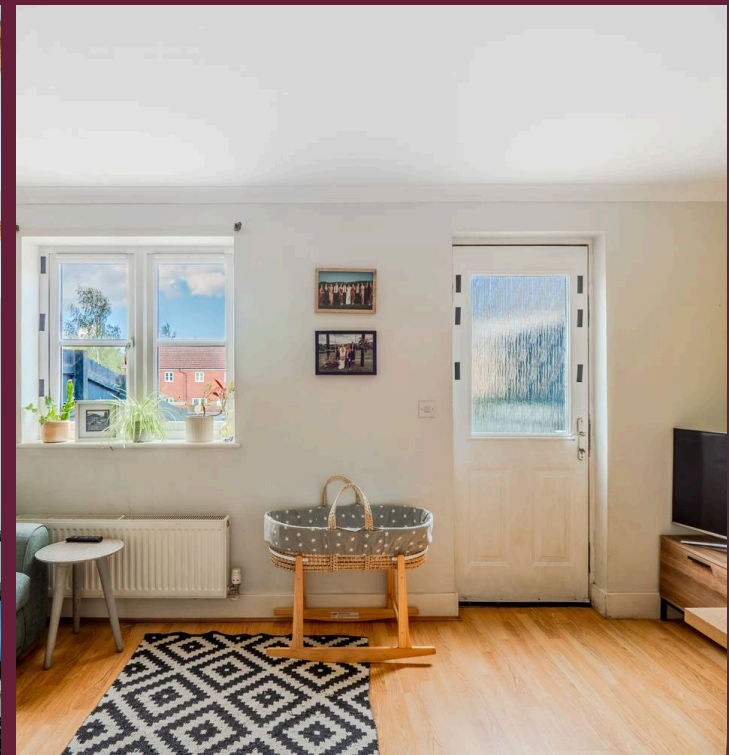
47 Blackcurrant Drive

Long Ashton, Bristol

- Modern Three-Bedroom Home With Professionally Converted Loft Room
- Quiet Cul-de-sac Location On Popular Development
- Three Substantial Bedrooms
- Contemporary Fitted Kitchen
- Bright Living Space Overlooking The Rear Garden
- Private Low Maintenance South-West Facing Rear Garden
- Ground Floor W/C And First Floor Family Bathroom
- Private Off-Street Parking Directly In Front Of The Property
- Excellent Location For Bristol Commuters, First-Time Buyers And Growing Families
- Council Tax Band C

Situated in the sought-after village of Long Ashton, this beautifully presented three-bedroom property offers flexible accommodation, private parking and a sunny west-facing garden, making it an excellent choice for first-time buyers, growing families and commuters seeking easy access to Bristol.

Set back from the road, the property benefits from off-street parking directly to the front and opens into a welcoming entrance hall. Positioned at the front of the house, the contemporary kitchen is fitted with a range of cream wall and base units, complementary tiled splashbacks and contrasting dark wood-effect worktops. Integrated appliances include a Neff four-ring gas hob with extractor hood and single oven, alongside space for a freestanding fridge/freezer and washing machine. A conveniently located cloakroom/WC adds everyday convenience.



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To the rear, a spacious open-plan sitting and dining room provides an ideal setting for everyday living and entertaining. Enjoying views across the low maintenance garden, this sociable space is enhanced by direct access to the outside.

The first floor comprises two well-proportioned bedrooms, positioned to the front and rear of the property, together with a stylish family bathroom accessed from the central landing. A staircase then leads to the converted loft room above.

Occupying the top floor, the expertly converted loft has created a third bedroom that serves as a particular highlight of the property. Bright and airy, with three Velux-style windows framing far-reaching views across the surrounding countryside and towards the Bristol skyline, the room offers exceptional versatility as a principal bedroom, guest suite or dedicated home office.

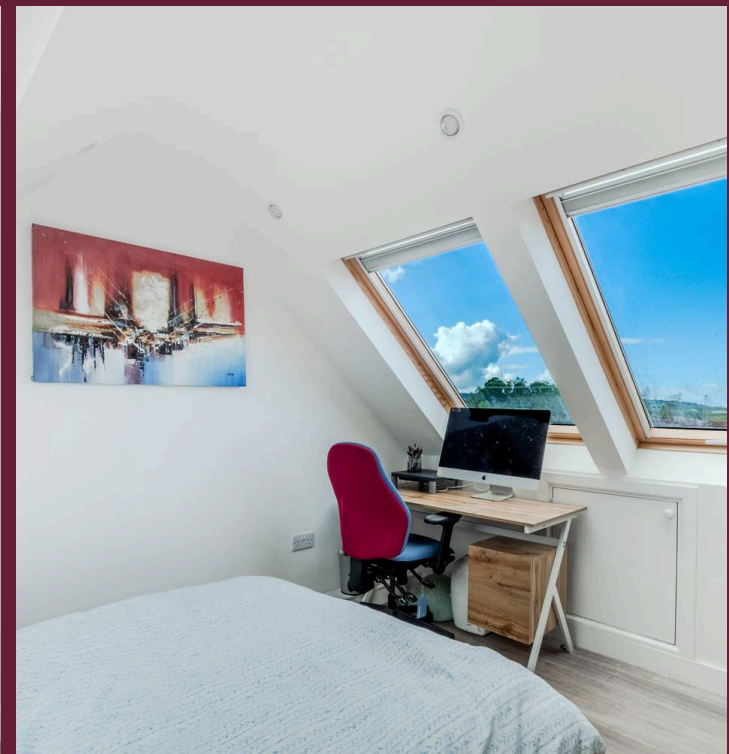
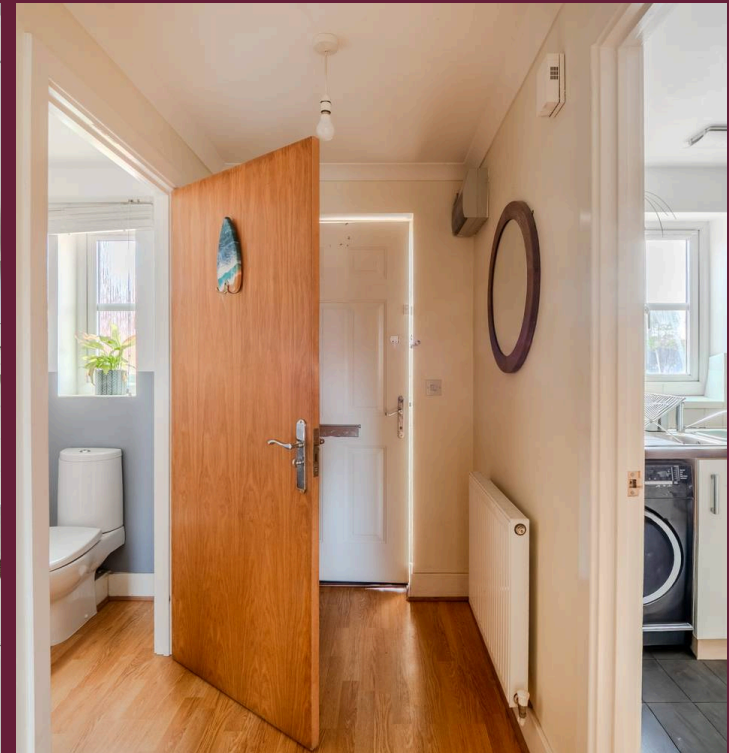
Outside, the south-west facing rear garden has been attractively landscaped with ease of maintenance in mind. A generous decked terrace provides the perfect space for al fresco dining, entertaining or simply enjoying the afternoon and evening sunshine. Enclosed and private, the garden also benefits from gated rear access, creating a seamless extension of the living space.

Council Tax band: C

Tenure: Freehold

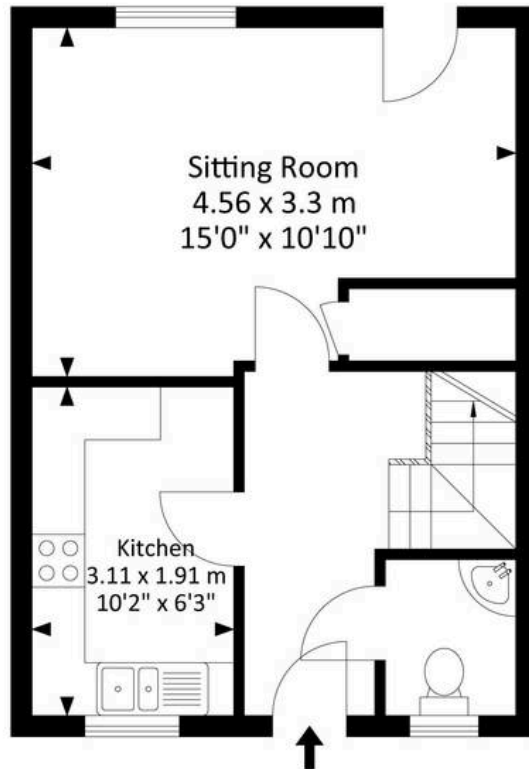
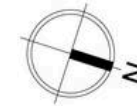
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

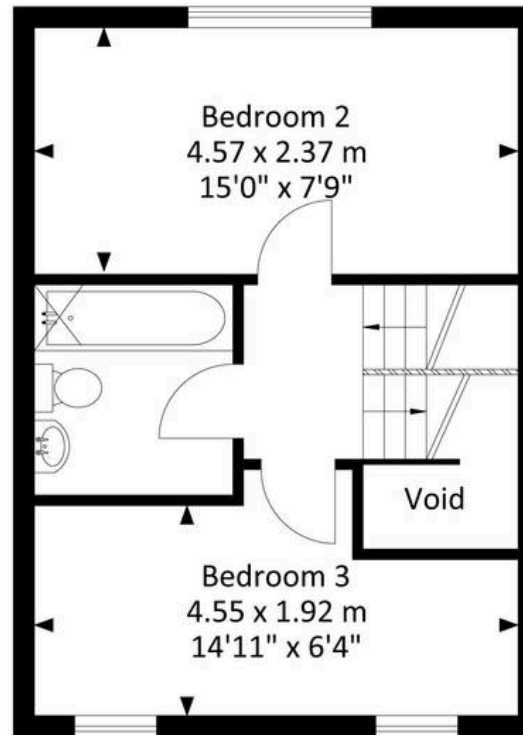


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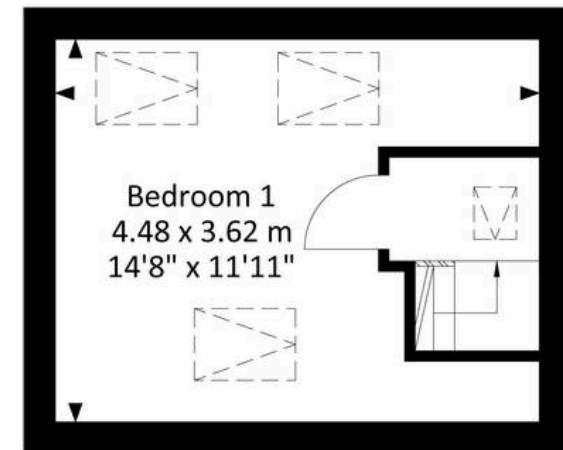
Approx. Gross Internal Area
822 Sq.Ft - 76.4 Sq.M
(Excludes Void)



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.