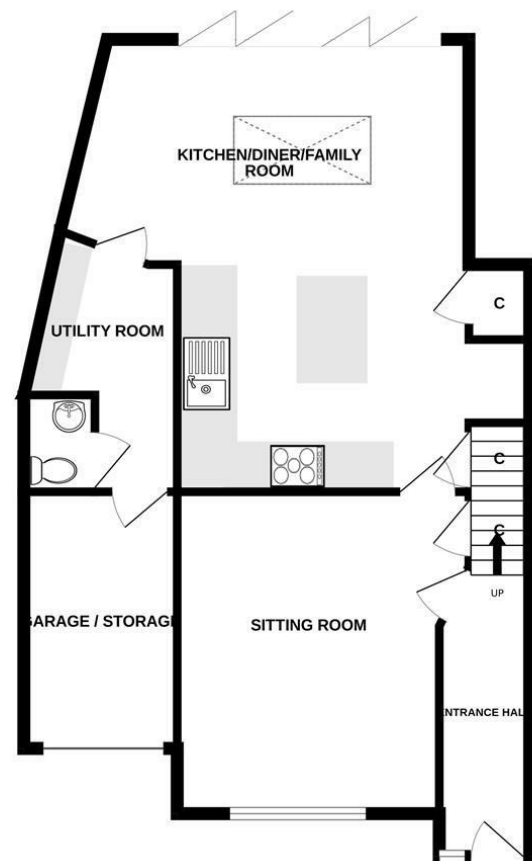


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

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

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.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



£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

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



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 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

