



Providence Lane, Long Ashton

Alexander May  
SALES & LETTINGS

# Providence Lane, Long Ashton, BS41 9DN

Guide Price £775,000

- Versatile Family Home in Prime Location
- Two/Reception Rooms
- Kitchen/Breakfast Room
- Garden Room/Dining Area
- Family Bathroom & Two En-Suites
- Three/Four Bedrooms
- Landscaped Private Gardens
- Off-Road Parking & Garage
- Self Contained One-Bedroom Annex
- Large Basement Storage

## SUMMARY

A highly individual and deceptively spacious detached property in an enviable position with pleasant outlook over woodland to the front and delightful rear gardens that back onto Long Ashton Golf Club. The property is well presented throughout and is a flexible family home that would suit the growing family, those looking to house a dependent relative/teenager, those looking to run a business from home or indeed could be used for rental income as there is also a self-contained annex located on the lower ground floor benefiting from its own separate access. The accommodation currently boasts a generous reception hallway, sitting room with veranda overlooking the front, well fitted kitchen/breakfast room that is open plan to the garden room/dining area, further reception room or bedroom and further bedroom with en-suite, and bathroom. A stairwell leads to the converted loft space currently divided into two separate rooms, the master with en-suite shower room and further bedroom with built-in wardrobes. Outside the delightful gardens are fully enclosed, offer a high degree of privacy and boast not only a summer house that has power and light and a substantial timber raised terrace to enjoy the views!

## ENTRANCE

Via enclosed porch with window to side, two glazed panels.

## HALLWAY

Access to first floor accommodation, two storage cupboards

## SITTING ROOM

Windows overlooking and double doors leading onto the veranda with pleasant views towards woodland, two windows to side, two radiators, slate working fire place, down lighters.

## KITCHEN/BREAKFAST ROOM

Window to side, fitted with a comprehensive range of cream wall and base units with solid oak work surfaces, slate flooring, ceramic sink and drainer, integrated dishwasher, space for washing machine, space for fridge freezer and additional integrated freezer, eye level built-in double oven, inset electric hob with extractor over, breakfast bar, down lighters, open to:

## GARDEN ROOM/DINING ROOM

A very pleasant room with floor to ceiling windows overlooking and doors leading onto the patio area, slate floor.

## BEDROOM / SECOND RECEPTION

Full-height windows overlooking and door leading onto the veranda with views towards woodland, radiator, down lighters.

## BEDROOM

Windows overlooking and door leading onto the rear garden, radiator, down lighters, two skylight windows to rear. Door to: En-Suite with opaque window to side, low level WC, pedestal wash hand basin, electric shower in enclosed cubicle, ladder style radiator, down lighters, fully tiled walls, tiled floor.

## BATHROOM

Opaque window to side, low level WC, pedestal wash hand basin, 'Jacuzzi' style bath, ladder style radiators, fully tiled walls and floor, down lighters.

## FIRST FLOOR ACCOMMODATION - LANDING

Velux window, storage cupboard, stripped wood flooring.

## MASTER BEDROOM

Six Velux windows, stripped wood flooring, down lighters, radiator. Door to: shower room encompassing a Velux window to side, close coupled WC, mains fed shower in tiled cubicle, suspended wash hand basin, storage into eaves, tiled surrounds, tiled floor.

## BEDROOM

Two Velux windows, range of fitted wardrobes and drawer space, radiator. Down lighters.

## SELF CONTAINED ANNEX:

### SITTING/DINING/KITCHEN

Window to side, wall and base units incorporating integrated refrigerator, single oven with electric hob oven, extractor, circular stainless steel sink, tiled surrounds, laundry cupboard housing boiler supplying domestic hot water and central heating to the annex and main house, radiator, laminate flooring, down lighters. Door to:

## BEDROOM

Door and window overlooking and leading onto the front, laminate flooring, down lighters, radiator, door to: Shower room with opaque window to side, close coupled WC, suspended wash hand basin, mains-fed shower in enclosed tiled cubicle, tiled floor, down lighters.

## OUTSIDE

The front is approached over a block paved driveway with parking for two to three vehicles (please note there is additional parking allocated off the road). There is a detached garage measuring 12'5 x 6'3 that is accessed via a remote controlled electric roller door and offers power & light. Steps lead up to the front door and there is side access to the annex and rear. The rear garden, backing onto woodland, is a delight being enclosed and offering a high degree of privacy. A patio area leads to level lawn and on to a further upper terraced area that even boasts its own summer house that has power and light. For the children there is a wooden den/ tree house cleverly built into the upper level.

Approx. Area 1935.80 Sq.Ft - 179.80 Sq.M  
(Total area does not include garage)



For illustrative purposes only. Not to scale.

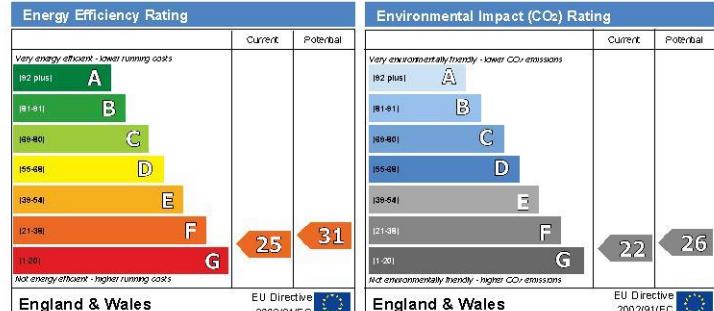
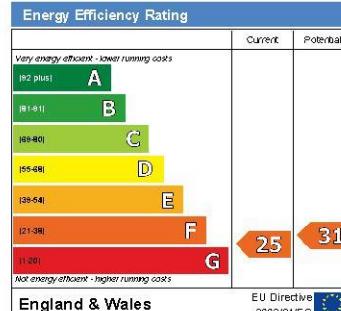
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Westcountry EDC.

## Energy Performance Certificate



98, Providence Lane, Long Ashton, BRISTOL, BS41 9DN  
Dwelling type: Detached house  
Date of assessment: 19 May 2010  
Date of certificate: 19 May 2010  
Reference number: 9018-8000-6285-7660-1980  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 171 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	456 kWh/m <sup>2</sup> per year	404 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	16 tonnes per year	16 tonnes per year
Lighting	£176 per year	£89 per year
Heating	£2,256 per year	£2,027 per year
Hot water	£201 per year	£201 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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Westbury on Trym Branch: 01179 500 118  
Long Ashton Branch: 01275 393 956



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