



41 Lampton Road, Long Ashton
Bristol

Guide Price £425,000

41 Lampton Road

Long Ashton, Bristol

- Extended Three Bedroom Semi Detached Home
- Completely Renovated By Current Vendor
- Large Kitchen with AGA
- Generous Living Room with Log Burner
- Downstairs Shower Room
- Third Bedroom / Study
- Family Bathroom
- Landscaped Rear Garden
- Private Driveway
- Short Walk to Birdwell Primary School

Perfectly positioned just a short stroll from Birdwell Primary School, this exceptional three-bedroom semi-detached residence has been thoughtfully extended and comprehensively renovated by the current owner. Rich in character and charm, the home is presented with an impressive level of finish throughout. Arranged over two floors, the accommodation begins with a welcoming entrance porch and useful storage cupboard. At the heart of the home is a generously proportioned kitchen and dining room, beautifully appointed with a range of base and wall units, oak worktops, a gas AGA and a double Belfast sink, together with an integrated dishwasher and washing machine and space for a fridge-freezer. The extended living room is a particular highlight, with its high ceiling creating a wonderful sense of light and space. A log burner with a distinctive stone surround—crafted using stone reclaimed in Long Ashton—forms an elegant focal point, while patio doors open directly onto the rear garden. The third bedroom, equally well suited as a study, benefits from a useful fitted cupboard. Completing the ground floor is a stylish shower room featuring an enclosed mains-fed shower, WC, pedestal basin



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and heated towel rail. Upstairs, the landing provides access to the loft and leads to two generous double bedrooms and a well-appointed family bathroom, complete with an opaque side window, mains-fed shower over the bath, pedestal basin and WC.

To the rear, the beautifully considered landscaped garden provides a series of inviting paved areas from which to enjoy the sunshine throughout the day. Mature planting and established shrubs lend colour, privacy and year-round interest, complemented by a striking weeping silver birch. To the front, a private driveway offers convenient off-street parking, framed by further attractive planting that enhances the home's welcoming approach.

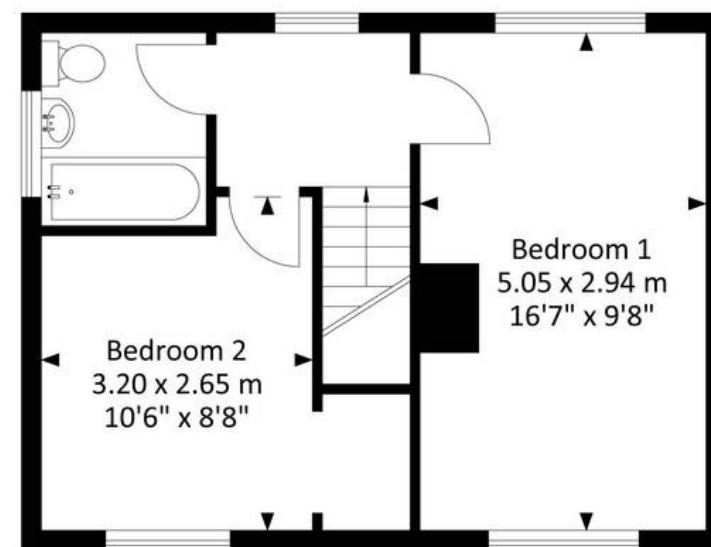
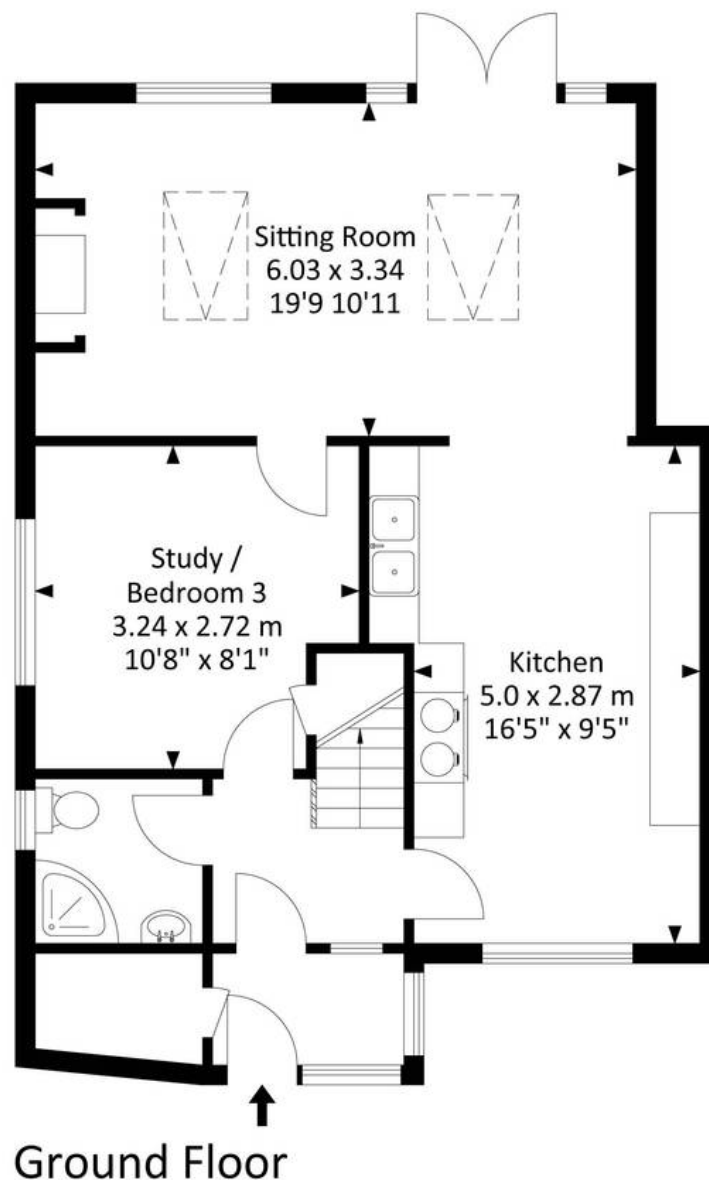
Council Tax band: B

Tenure: Freehold



Lampton Road , Long Ashton BS41 9AL

Approx. Gross Internal Area
994.80 Sq.Ft - 92.40 Sq.M



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.