



5 Hollis Close, Long Ashton
Bristol

Guide Price £515,000

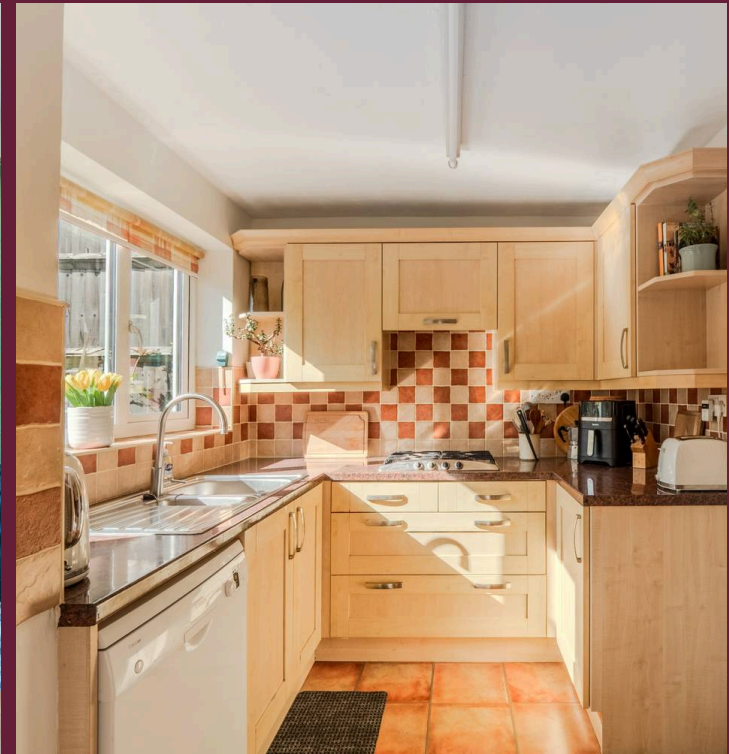
5 Hollis Close

Long Ashton, Bristol

- Impressive Four-Bedroom Semi-Detached Family Home In A Highly Sought-After Residential Location
- Peacefully Positioned At The End Of A Quiet Cul-De-Sac With Views
- Long Driveway With Parking For Five Vehicles Plus Detached Garage
- Generous South-Facing Rear Garden With Large Patio
- Bright And Spacious Open-Plan Lounge/Dining Room
- Modern Fitted Kitchen Plus Separate Utility Room and WC
- Contemporary Family Bathroom
- Next To Highly Rated Primary School
- Ideal Family Home Partially Modernised With Scope To Do More
- No Onwards Chain

Situated at the end of a peaceful cul-de-sac in a highly desirable residential location, this impressive four-bedroom semi-detached home offers spacious and contemporary family living throughout. The welcoming entrance hall leads into a bright and generously proportioned open-plan lounge and dining area, where large windows flood the space with natural light. A feature gas fireplace creates a warm focal point, making it an ideal setting for both everyday family life and entertaining.

The stylish modern kitchen is fitted with sleek cabinetry, complementary worktops, and a range of integrated appliances, including a four-ring gas hob with concealed extractor, oven, and microwave. A stainless-steel sink is complemented by space for a dishwasher and fridge/freezer. Adjacent to the kitchen, a practical utility room provides additional storage and laundry facilities, while a convenient ground-floor WC enhances the functionality of the home.



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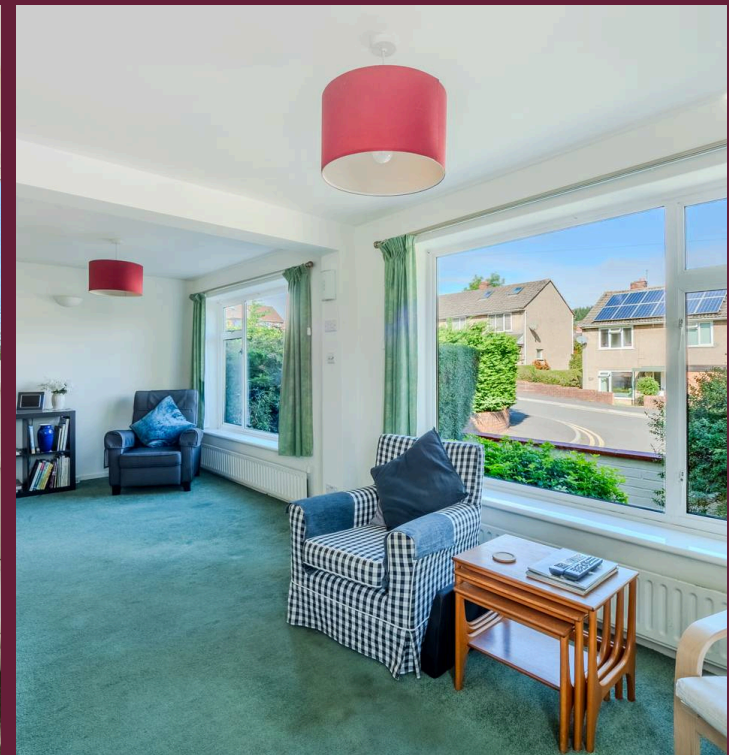
Upstairs, the property offers four well-proportioned bedrooms, providing flexible accommodation to suit a variety of needs, whether for a growing family, home working, or guest accommodation. Three bedrooms benefit from deep built-in wardrobes, ensuring excellent storage solutions.

The family bathroom is attractively finished with contemporary grey floor tiles and white wall tiling, enhanced by blue feature detailing. It comprises a bath with overhead shower, pedestal wash basin, towel rail, and WC. From the upper floor, the property enjoys delightful far-reaching views over the surrounding landscape, offering a peaceful outlook and enhancing the home's sense of privacy and seclusion.

Externally, the property truly excels. The generous south-facing rear garden enjoys sunshine throughout the day and offers a wonderful outdoor space for relaxation and recreation. A large patio provides the perfect setting for al fresco dining, summer barbecues, and outdoor entertaining, while the mature lawn and established planting create a private and tranquil environment. To the front, a substantial driveway provides off-road parking for up to five vehicles and leads to a separate garage, offering secure parking and additional storage. Situated at the end of a peaceful cul-de-sac, the property enjoys a quiet and secluded position with minimal traffic, perfectly complemented by its convenient location beside a highly regarded primary school, making it ideally suited to family living.

Council Tax band: C Tenure: Freehold

EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: G

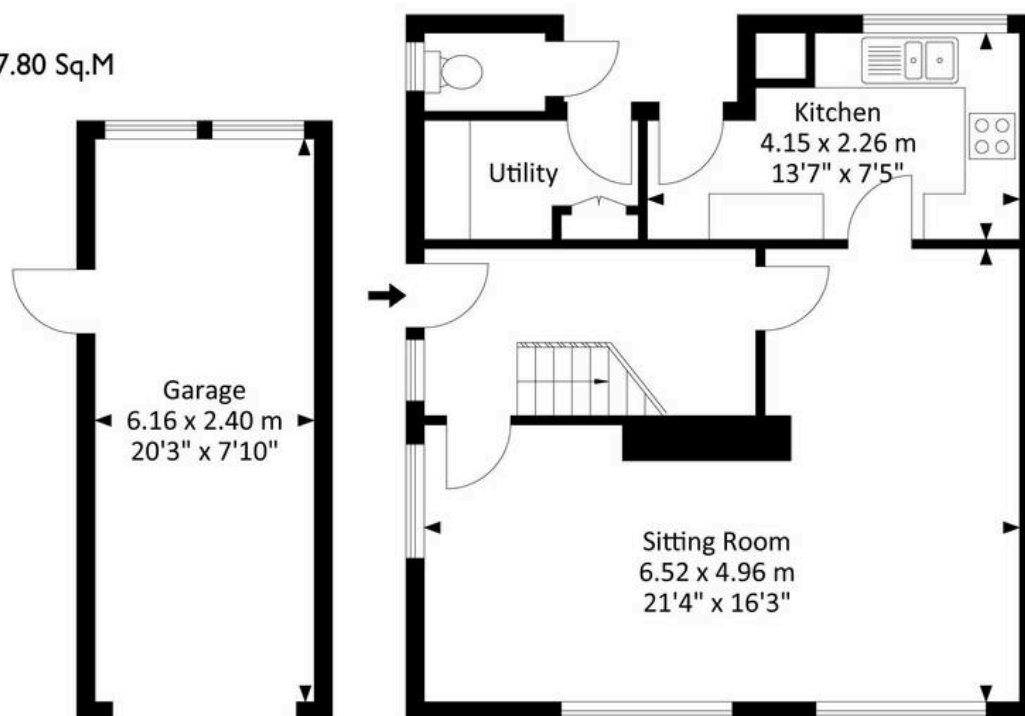


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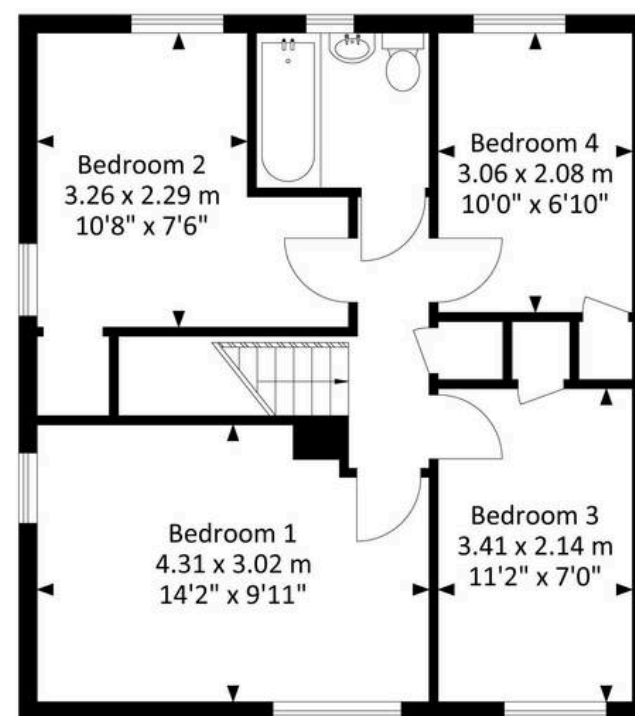
Approx. Gross Internal Area
1001.60 Sq.Ft - 93.0 Sq.M

Garage Area
159.10 Sq.Ft - 14.80 Sq.M

Total Area
1160.70 Sq.Ft - 107.80 Sq.M



Ground Floor



First 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.