AlexanderMay



# 98 Providence Lane, Long Ashton

**Bristol**

Guide Price **£775,000**

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## Long Ashton, Bristol

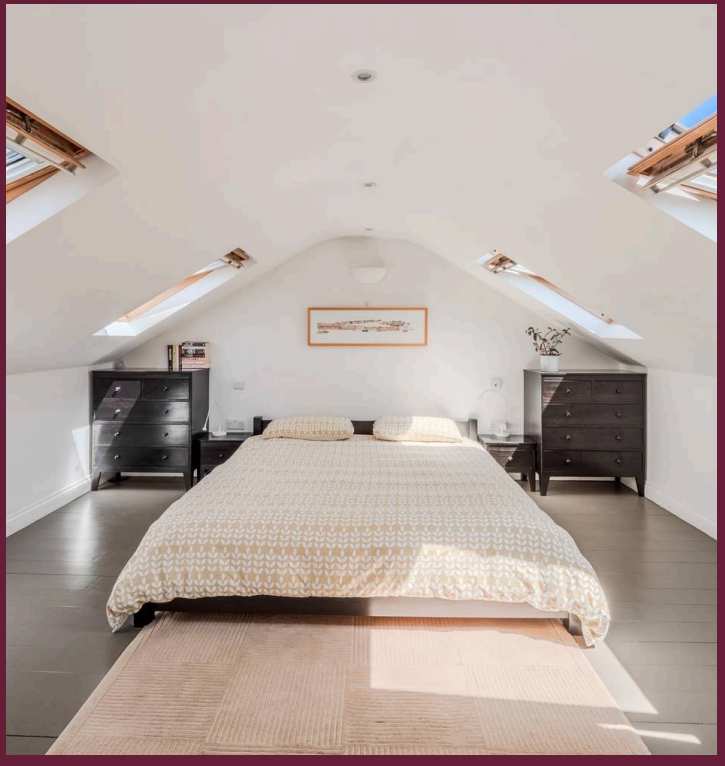
- Versatile Detached Family Home in Elevated Position
- Prime Location Opposite Local Woodland & Backing onto Golf Course Woodland
- Sitting Room with Full Height Windows & Patio Doors to Veranda
- Kitchen/Dining Room Leading to Garden Room, Opening to Garden
- Master Bedroom with En-Suite Shower Room
- Further First Floor Bedroom with Built-in Wardrobes
- Two Ground Floor Bedrooms (Or Further Reception), One with En-Suite & Luxury Family Bathroom
- Landscaped Rear Garden with Level Lawn, Raised Patio, Summer House & Tree House
- Private Driveway, Secure Gararge Suitable for Motorbikes & Large Basement Storage
- Self-Contained, One-Bedroom Annex

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,









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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!

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The front is approached over a block pavioured 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.

Council Tax band: E

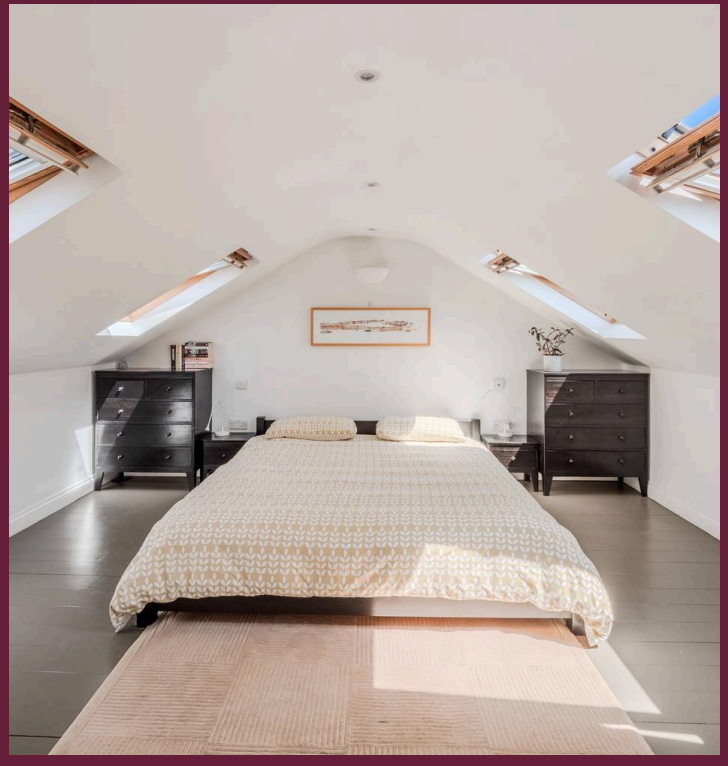
Tenure: Freehold

EPC Energy Efficiency Rating: D









# 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 Epc.