



Sunnybank, Long Ashton

Alexander May
SALES & LETTINGS

Sunnybank, Providence Lane, Long Ashton

Bristol City Centre c3.7miles
Bristol Airport c4.8 miles
Bristol Temple Meads c4.4 miles

- Unique & Individually Built
- Detached Family Home
- Elevated Position, Wonderful Views
- Flexible & Versatile Accommodation
- Modern Fitted Kitchen & Utility Room
- Master Bedroom with En-Suite
- Three Further Bedrooms
- Family Bathroom & WC
- South-Facing Rear Garden Laid to Lawn
- Raised Terrace & Private Courtyard
- Ample Off-Street Parking
- Attached Generous Garage

Key Facts

Tenure: Freehold

Council Tax Band: F

Services: All Mains Services, Including Gas Central Heating

SUMMARY

This highly individual family home, built in the 1980's enjoys an elevated position in the heart of Long Ashton Village and benefits from fantastic views over the valley towards Dundry. This home has been well-maintained by the current owners with recent upgrades, including newly installed double glazing throughout in the past 12 months and modern bathroom suites. Arranged over four split levels and offering plentiful character the property exudes versatility in terms of room usage depending on requirements. The accommodation includes three separate reception rooms, one of which could double up as a fifth or occasional bedroom, a well-appointed modern kitchen with adjoining utility room leading out onto a beautifully manicured south-facing garden, an extremely generous master bedroom with en-suite facilities, three further bedrooms, a family bathroom and separate WC. There is ample off-street parking to the front, including a generous garage with electric up and over door, with power and light. What more could the growing family want!?

Entrance

Door to tiled floor porch, door to:

Hallway

Stairs to upper floors and stairs to lower-ground floor hallway with large under-stairs storage, door to:

Sitting Room

Open fireplace with marble hearth and wooden surround. Window to front.

Dining Room

Window to side, serving hatch to kitchen.

Kitchen

A range of modern fitted base and wall units with worktop over, stainless steel sink with mixer tap, space for gas hob & double oven with extractor hood over, space & plumbing for dishwasher, window to rear and part-glazed door to rear garden. Archway to:

Utility Room

Continuation of worktops with space and plumbing for tumble dryer, washing machine and fridge/freezer. Wall-mounted,

Guide Price £850,000

recently installed combination boiler. Stairs from hallway return to ground level hallway with linen cupboard, door to:

Family Room / Fifth bedroom

Window to front and rear, wooden flooring

Ground Floor WC

Basin with pedestal, WC, Opaque window to rear, large built-in storage, vinyl floor, tiled splash-backs

First Floor Accommodation

Master Bedroom

A range of built-in wardrobes, window to front with views, door to en-suite bathroom with WC, basin with mixer, bath, shower enclosure with thermostatic shower, opaque window to side.

Bedroom Two

Window to rear with open views

Family Bathroom

WC and basin with pedestal, bath with shower over, window to rear, part-tiled-walls

Second Floor Accommodation

Window to front with views, door to:

Bedroom Three

Window to front with views

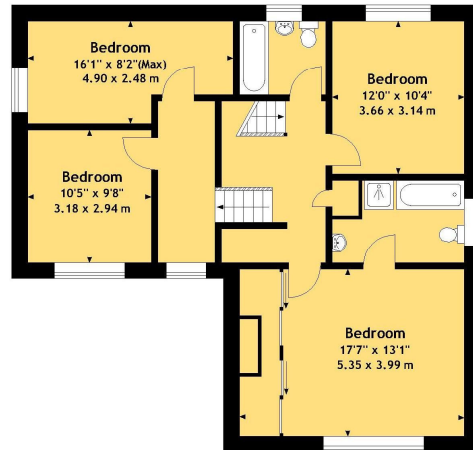
Bedroom Four

Window to side

Gardens

The kitchen opens to a private patio area, perfect for alfresco dining, which then leads to a well-tended level garden with an array of mature plants and hedging, is laid to lawn, enclosed by fencing, hedging and stone wall. At the end of the garden is a pond and steps leading up to a raised terrace with a covered pergola to enjoy the superb open views from. The garden faces south and enjoys countryside views towards Dundry. A pathway leads to a further private & sheltered courtyard at the side of the property with a further pond and offers a tranquil area for relaxing. A gate then returns to the front with a level lawn and is enclosed by mature hedging. There is a large driveway for ample parking which also gives access to the generous garage.

Approx. Gross Area 1956.20 Sq.Ft - 181.70 Sq.M



First Floor



Ground 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.
Floor Plan produced by Westcountry EPC.

Energy Performance Certificate



4a, Providence Lane, Long Ashton, BRISTOL, BS41 9DG

Dwelling type: Detached house
Date of assessment: 01 June 2013
Date of certificate: 01 June 2013

Reference number: 8801-1290-1929-9407-8673
Type of assessment: RdSAP, existing dwelling
Total floor area: 161 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

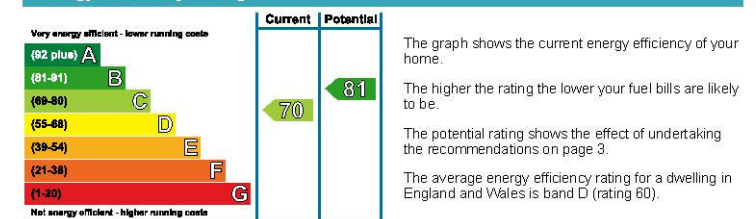
Estimated energy costs of dwelling for 3 years:	£ 3,069
Over 3 years you could save	£ 504

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 216 over 3 years	 You could save £ 504 over 3 years
Heating	£ 2,370 over 3 years	£ 2,127 over 3 years	
Hot Water	£ 330 over 3 years	£ 222 over 3 years	
Totals	£ 3,069	£ 2,565	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 273	✓
2 Low energy lighting for all fixed outlets	£70	£ 126	✓
3 Solar water heating	£4,000 - £6,000	£ 105	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Westbury on Trym Branch: 01179 500 118
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