



1 Parklands Road, Bower Ashton, Bristol, BS3 2JW

£439,950

Hollis Morgan - Superb family home positioned in a sought after location

Description

The property is situated on a leafy residential "one way" lane amongst a range of family homes, the house has well cared for and has been under the ownership for 40 years. Internally the property offers spacious accommodation set over two levels. The ground floor comprises traditional entrance hall, spacious lounge with bay window, coal effect gas fireplace and French doors which provide access to the rear garden. A large kitchen with separate dining area is located to the rear, the kitchen is well equipped and boasts a range of matching wall and base units, laminated work surfaces, Ceramic sink & drainer, vinyl flooring, plumbing/space for appliances and a recently installed gas combination boiler. Occupying the first floor are three spacious bedrooms all which be benefiting from a pleasant rural outlook. A well-appointed tiled family bathroom completes the accommodation, offering a separate bath, mains fed shower, wash basin and low level W.C. To the outside of the property you will find a generous driveway to the front and enclosed rear garden to the rear with patio and lawned garden complete with flower border surround. There is also a single garage with power and lighting.

Location

A discreet and quiet position with a small number of houses literally on the fringes of the Ashton Court Estate. Bower Ashton is semi-rural with a green and verdant backdrop lying to the west of the city and enjoying all the trappings of country life. Within proximity there are schools, primary, secondary, state and independent. Transport links are good for the aforementioned commercial centre, the motorway networks and there are excellent rail links available from Bristol Temple Meads to a number of cities nationwide.

Bristol International Airport is approximately 7 miles distant with flights to a number of European and some long haul destinations. There are excellent sporting facilities including health, leisure and golf clubs in proximity whilst the Ashton Court Estate provides bridle paths, mountain bike trails and footpaths aplenty.

Tenure

Freehold.



hollis
morgan
