



**Flaxpits Lane,
Bristol, BS36 1LD**

**PRICE: Asking Price
£550,000**

Property Features

- Detached House
- Three/Four Bedrooms
- Two/Three Reception Room
- Kitchen
- Downstairs Shower Room
- Detached Double Garage
- Good Size Plot
- Off Street Parking For Several Vehicles
- No Onward Chain

Full Description

Entrance Hall

Radiator, coved and textured ceiling, smoke detector, stairs rising to the first floor landing, telephone point.

Shower Room

Double glazed obscure leaded light window to the front, built in shower cubicle with shower over, low level w.c., pedestal wash hand basin, textured ceiling, shaver point.

Living Room

17'10 x 12'2 (5.44m x 3.71m)

Double glazed window to the side, double glazed French doors to the rear, radiator, coved and textured ceiling, feature fireplace, television point.

Dining Room

11'8 x 10 (3.56m x 3.05m)

Double glazed window to the side, radiator, coved and textured ceiling, double doors opening to the kitchen.

Kitchen

11'6 x 10 (3.51m x 3.05m)

Double glazed window to the rear, double glazed door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, space fridge, space freezer, space washing machine, one and a half bowl single drainer sink unit with mixer tap over, built in electric double oven, built in electric hob with extractor over, coved and textured ceiling, wall mounted boiler, ceiling spot lighting, radiator.

Landing

Double glazed obscure window to the side, coved and textured ceiling, smoke detector, access to the loft space, built in airing cupboard housing tank.



Bedroom One
14'9 x 11'5 (4.50m x 3.48m)

Double glazed leaded light window to the front, radiator, built in mirrored wardrobes with hanging space and shelving, wall light points, coved and textured ceiling, telephone point.

Bedroom Two
11'4 x 10'8 (3.45m x 3.25m)

Double glazed leaded light window to the front, radiator, textured ceiling.

Bedroom Three
11'5" x 10'2" (3.48m x 3.11)

Double glazed window to the side, radiator, coved and textured ceiling, built in wardrobe.

Bathroom

Double glazed obscure window to the side, panelled bath, low level w.c., built in shower cubicle with shower over, pedestal wash hand basin, part tiled walls, radiator, textured ceiling, shaver point.

Front Garden

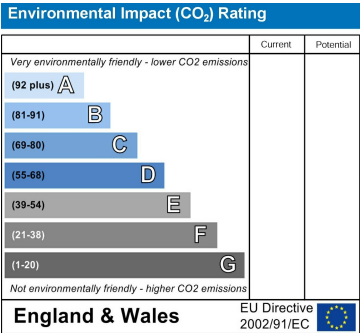
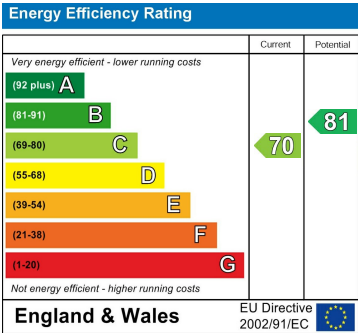
Laid to lawn, stone walling side access, covered entrance porch, lighting, gravelled driveway providing off street parking and leading to the detached double garage.

Rear Garden

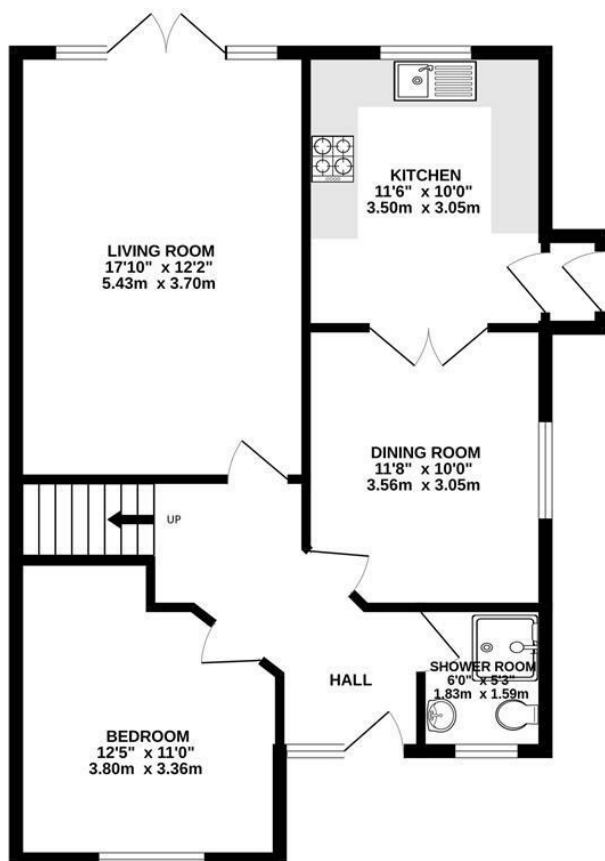
Laid to lawn with planted areas, storage shed, gravelled driveway leading to detached double garage, paved patio area, lighting.

Detached Double Garage

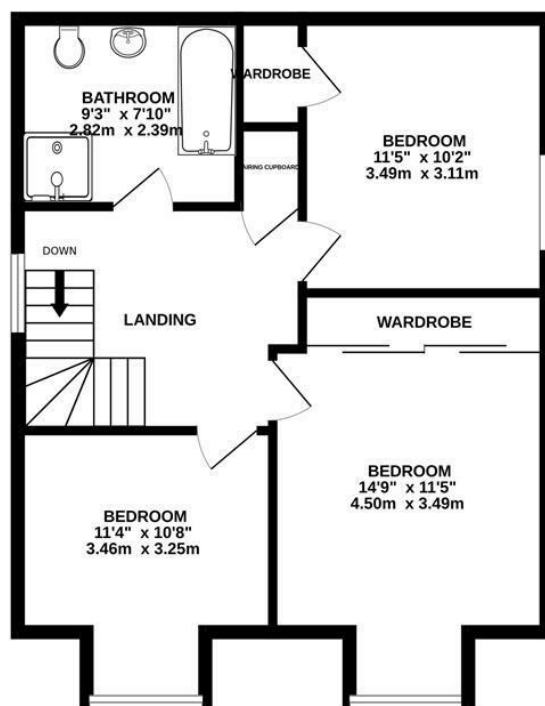
With two up and over doors.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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