

Flax Bourton Road, Failand Asking Price £800,000

- Five Bedroom Semi-Detached Home
- Stunning Countryside Views
- Three Reception Rooms
- Large Dual Aspect Sitting Room
- Five Double Bedrooms
- Family Bathroom
- Master Bedroom with En-Suite
- Private Rear Garden

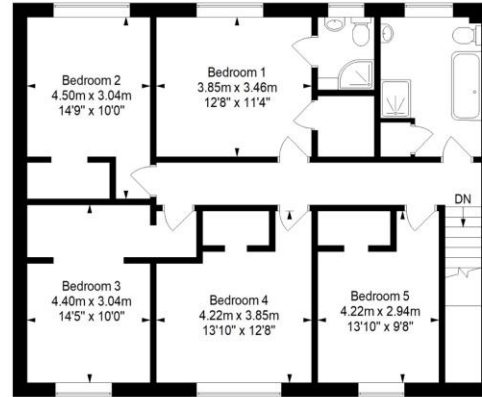
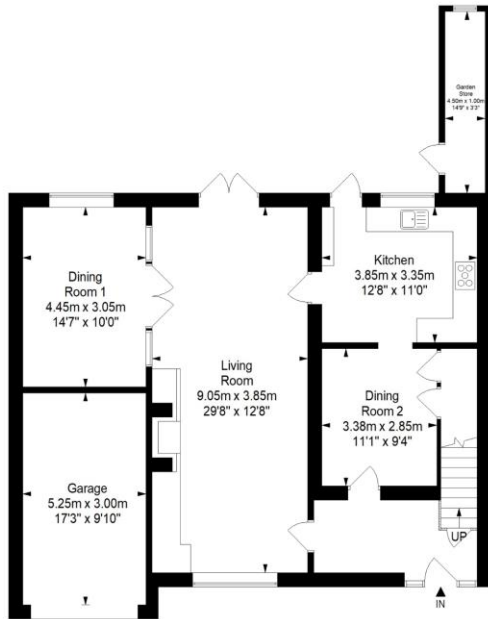
SUMMARY

Located within the desirable village of Failand, within 3 miles of Clifton Village, this superb family home enjoys pleasant open countryside views. This semi-detached home is well-proportioned and extremely spacious throughout. The ground floor includes a large dual aspect sitting room, a second reception room with views to the stunning rear garden, a kitchen and a third reception room/dining room. The kitchen comprises of a range of base and wall units with worktop over, rangemaster cooker with double oven beneath and extractor above, and space for a fridge/freezer and dishwasher. The adjoining reception room/dining room benefits from a coat cupboard and a pantry. There are five fantastic sized bedrooms on the first floor, four of which have useful walk-in wardrobes. The master bedroom has an en-suite shower room to include a shower, w/c and basin. The family bathroom comprising of a mains fed shower with separate bath, w/c and basin completes the first floor. Each bedroom has fabulous views across the open land at the front or overlooking the garden to the rear. Outside the property is a generous sized garden, enclosed by fencing, hedging, mature shrubs and trees. The garden is private and has a variety of seating areas to enjoy the peaceful surroundings. There are two patio areas and a secure outbuilding with power and light. To the front of the property is a large driveway with parking for multiple vehicles and a garage. This property is within the catchment area for a number of well renowned schools, and it is the perfect family home.



Flax Bourton Road, Failand, BS8 3UW

Approximate Gross Internal Area = 189.8 sq m/ 2043.1 sq ft
 (Excludes Garage/ Garden Store)
 Garage Area = 15.8 sq m/ 170.1 sq ft
 Garden Store Area = 4.5 sq m/ 48.4 sq ft
 Total Area = 210.1 sq m/ 2261.6 sq ft



Tenure
Freehold

EPC Rating
D

Council Tax Band
F

Services Oil Central Heating, Mains Water



Ground Floor

First Floor

This floor plan has been drawn using RICS guidelines (GIA)
 Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only.
 All Efforts have been made to ensure its accuracy at time of print

Clifton : 01179 744 766
 Long Ashton : 01275 393 956
 Southville : 01174 523 700

