



Station Road, Flax Bourton

AlexanderMay  
SALES & LETTINGS



## Station Road, Flax Bourton, BS48 1UA

Guide Price: £925,000

•Beautifully Presented Four Bedroom Detached Home

•Private Level Plot circa 0.25 acres

•Stunning Open Plan Kitchen / Living Room

•Dining Room & Study

•Large Family Room with Bi-Fold Doors

•High Level Finish Throughout

•Master Bedroom with En-Suite

•Family Bathroom with Ground Floor and First Floor WC

•Home Gym

•Garage & Off Street Parking

### SUMMARY

Located in the sought after village of Flax Bourton, this beautifully presented four-bedroom detached home offers a light and airy feel throughout and has been loved and updated by the current vendors. The spacious property boasts stylish interior, generous open plan living spaces and landscaped gardens, ideal for a growing family just a handful of miles from Bristol. The accommodation is laid over two floors with the ground floor consisting of entrance hallway, WC, stunning open plan kitchen / living room, dining room, study and large family room. The first floor offers four bedrooms all of which are double bedrooms with the master benefitting from a en-suite shower room, a family bathroom and separate WC. Outside, the private rear garden provides a peaceful haven with decked area, patio space and well-maintained lawn. To the front is a large, level lawned area with mature shrubs and trees as well as a driveway suitable for multiple vehicles.

### GROUND FLOOR ACCOMMODATION HALLWAY

Window to side. Access to first floor accommodation. Downstairs WC. Radiator.

### KITCHEN / DINING / LIVING ROOM

Window to front. Range of wall and base units with Quartz worktop over. Integrated appliances include BOSH fridge freezer, dishwasher and induction hob with extractor above, double AEG oven, ceramic inset sink with Quooker boiling water tap. Island unite with storge below. Concrete flooring. Stylish aluminium mosaic wall. The living space has Versailles parquet flooring with sliding bi-fold doors to rear garden. Radiator.

### UTILITY AREA

Patio door to rear. Space and plumbing for washing machine. Two radiators.

### DINING ROOM

Window to rear. Versailles parquet flooring. Two radiators.

### STUDY

Window to side. Versailles parquet flooring. Radiator.

### FAMILY ROOM

Bi-fold doors to side. Two windows to side. Oak flooring. Three radiators.

### FIRST FLOOR ACCOMMODATION LANDING

Velux windows to front and rear. Access via oak and glass staircase with stone effect wall. Storage cupboard. Walk in wardrobe size cupboard. Two radiators.

### BEDROOM ONE

Multiple Velux windows to side. Two windows to side. Built in draws. Airing cupboard. Radiator.

### EN-SUITE SHOWER ROOM

Opaque window to side. Walk in mains fed shower with Clear water valve and rainfall shower head. WC. Vanity unit. Tiled floor.

### BEDROOM TWO

Window to front. Radiator. Access to WC.

### BEDROOM THREE

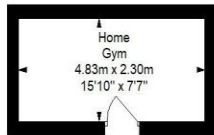
Window to front. Built in wardrobes. Radiator.

### BEDROOM FOUR

Two windows to rear. Built in wardrobes. Radiator.

### FAMILY BATHROOM

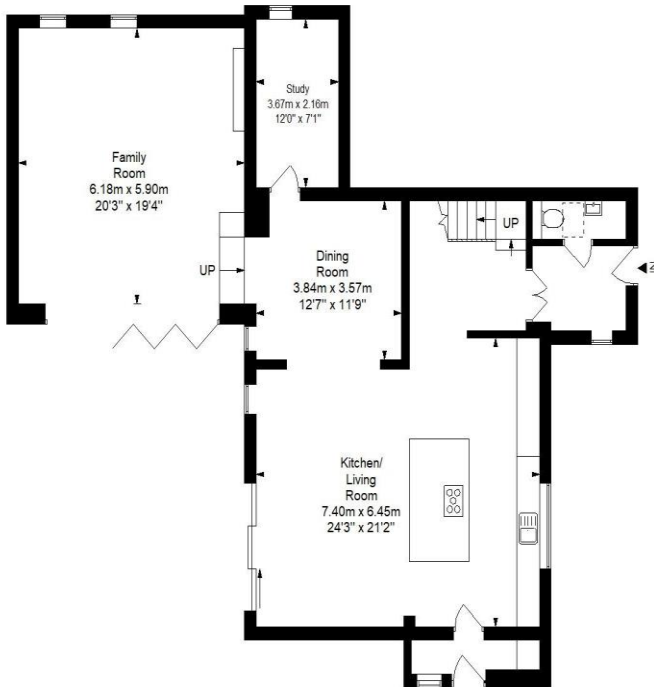
Opaque window to front. Enclosed mains fed shower cubicle with mains fed shower cubicle. Separate bath with stone effect wall behind. WC with Geberit flush system. Vanity unit. Illuminated mirror. Heated towel rail. Tiled floor.



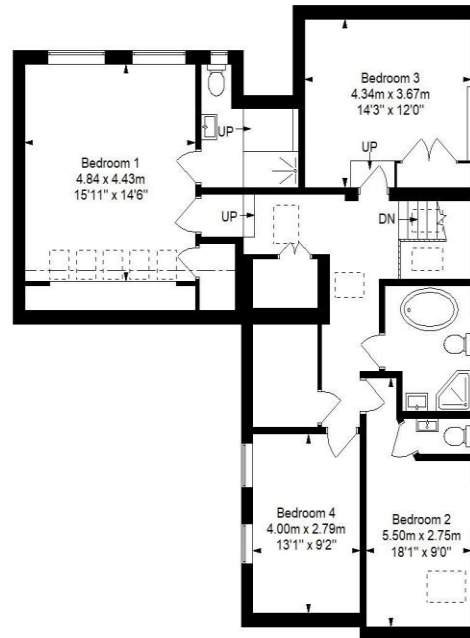
### Station Road, Bristol, BS48 1UA

Approximate Gross Internal Area = 227.0 sq m/ 2443.5 sq ft  
(Excludes Reduced Headroom Area/ Eave/ Home Gym)  
Reduced Headroom Area/ Eaves = 5.0 sq m/ 53.8 sq ft  
Home Gym = 11.2 sq m/ 120.6 sq ft  
Total Area = 243.2 sq m/ 2617.9 sq ft

Reduced headroom below 1.5m / 5'0"



**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.



**Tenure**  
Freehold

**Council Tax Band**  
E

**Services**  
Oil central heating, mains water and electric

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





