



Post Office Lane, Flax Bourton

AlexanderMay
SALES & LETTINGS

Lane End, Post Office Lane, Flax Bourton

Guide Price: £695,000

• Four-Bedroom, Detached Family Home

• Sought After Cul-De-Sac Location

• Superb Views across open fields

• Outstanding Schooling Nearby

• Open Plan Kitchen Dining Room

• Sitting Room & Study

• Utility Room

• Master Bedroom with En-Suite

• Family Bathroom & Ground floor WC

• Private Driveway, Private Level Gardens & Single Garage

SUMMARY

Located on this extremely private and sought-after cul-de-sac, this family home is one of just four built by Simmons towards the end of Post Office Lane, in the heart of the old Flax Bourton village. Situated close to local countryside with windows enjoying superb views over open fields to both Backwell Hill and Belmont Hill, and nearby Tyntesfield estate, with access to public footpaths and bridleways literally on the doorstep. The property is conveniently located for commuting access into Bristol via A370 (c 6 miles), with excellent schooling within walking distance. This family home offers spacious accommodation and a well-planned layout including kitchen / dining room with adjoining utility room, two further reception rooms plus a conservatory and WC. To the first floor, the property offers a master bedroom enjoying a modern en-suite bathroom and with a full range of fitted wardrobes, plus a further modern family bathroom servicing the three further bedrooms.

ACCOMMODATION HALLWAY

Access to first floor. Understairs storage cupboard. Oak flooring. Radiator.

KITCHEN / DINING AREA

Window to rear and side. Range of base and wall units with oak worktop over. Induction hob. Integrated appliances include double oven, fridge freezer and dishwasher. Oak flooring. Two radiators.

UTILITY ROOM

Rear access to garden. Stainless steel sink. Space and plumbing for washing machine.

LIVING ROOM

Bay window to front. Log Burner with slate hearth. Oak flooring. Two radiators.

STUDY

Window to front. Oak flooring. Radiator.

CONSERVATORY

Oak flooring with access to rear garden.

FIRST FLOOR ACCOMMODATION LANDING

Access to loft. Radiator.

BEDROOM ONE

Window to front. Velux to rear. Built in wardrobes. Two radiators.

EN-SUITE BATHROOM

Opaque window to rear. Mains fed shower over bath. WC. Vanity unit. Heated towel rail.

BEDROOM TWO

Window to front. Velux to side. Radiator.

BEDROOM THREE

Window to rear. Velux to side. Radiator.

BEDROOM FOUR

Window to front. Radiator.

FAMILY BATHROOM

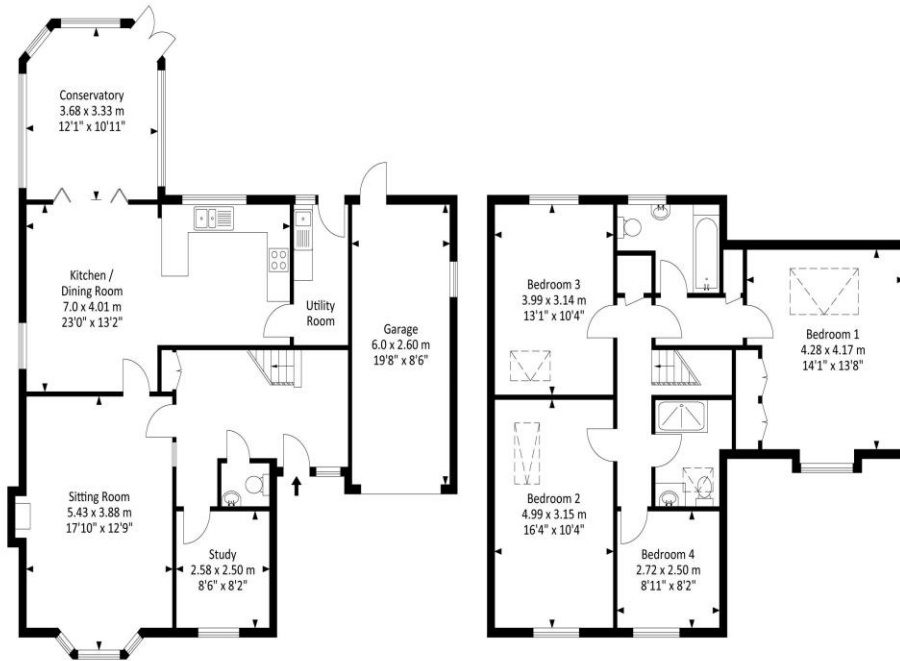
Velux to side. Walk in electric shower. Vanity unit. WC. Heated towel rail.

OUTSIDE

To the front of Lane End is a hard-standing driveway with off-street parking for two cars, and an up & over garage door to a single garage. To the rear is a fully enclosed garden which is laid mostly to lawn, and has access from both the conservatory and utility room, as well from a rear door to the garage. Situated directly opposite is a public footpath with access to miles of open walking - along with the Festival Way cycle path.

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Approx. Gross Internal Area
1889.80 Sq.Ft - 175.6 Sq.M
(Total area includes garage)



Ground Floor

First 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.



Tenure
Freehold

EPC Rating
D

Council Tax Band
G

Services
Oil, electric and mains gas

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



