

Main Road, Flax Bourton Asking Price £550,000

- Three Bedroom 1920's Detached Bungalow
- 0.25 Acre Plot with APPROVED PLANNING PERMISSION
- Kitchen & Utility Area
- Living Room & Dining Room
- Private Enclosed Rear Garden
- Garden Office with En-Suite
- Detached Double Garage with Off Street Parking for Multiple Cars

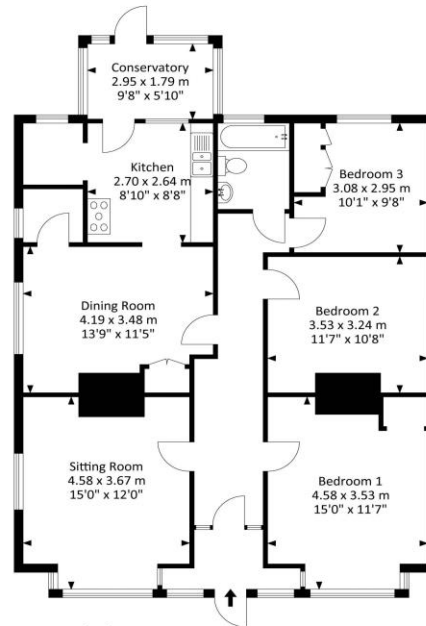
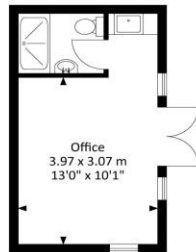
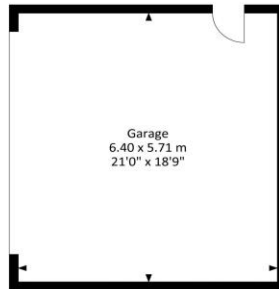
SUMMARY

This three bedroom detached bungalow is situated on a generous 0.25 acre plot, offering superb potential for future developments. Set back from the road in a central position within the plot, offering a sense of privacy and space, with full planning permission granted (Ref: 21/P/1631/FUL). The accommodation is arranged over a single floor, and includes a kitchen fitted with a range of base and wall units, space for a Rangemaster cooker, a large walk-in pantry, and an integrated dishwasher. Adjacent is a utility area with plumbing for a washing machine and tumble dryer. The bungalow also features two reception rooms, three generous sized bedrooms, and a family bathroom complete with bath and overhead shower, W/C and sink. Externally, the front of the property offers a detached double garage with excellent storage and a kitchenette/utility space, along with off street parking for multiple vehicles. The rear garden is spacious, private and fully enclosed, mainly laid to lawn and stones, with mature shrubs throughout. A versatile garden room, equipped with electricity and an en-suite shower room, offers additional accommodation or office space. The solar panels are an added benefit, enhancing the home's energy efficiency.



Main Road, Flax Bourton, Bristol BS48 3QJ

Approx. Gross Internal Area
1678.80 Sq.Ft - 156.0 Sq.M
(Total area includes Garage/Garden Office)



Ground Floor



Tenure
Freehold

EPC Rating
B

Council Tax Band
E

Services Electric and Water

AlexanderMay
SALES & LETTINGS

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.

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

