



PARKER'S

ESTATE AGENTS
REGISTERED VALUERS

TOWN • VILLAGE • COUNTRY

4 Orchard Close, Flax Bourton

Guide Price £375,000



4 Orchard Close

Flax Bourton, Bristol

Tucked away in a peaceful cul de sac in a sought after village, this spacious three bedroom mid-terraced house is perfect for families and commuters looking for a blend of character and convenience. Offered for sale with no onward chain, the property has a welcoming feel from the moment you step inside. The heart of the home is a superb open plan kitchen/dining/family room and there is a separate sitting room with an open fire. Upstairs, you will find three bedrooms, two of which have fitted wardrobes whilst the principal bedroom features a Juliet balcony with far reaching views and a large family bathroom with a freestanding bath and a separate shower.

Outside, the good size rear garden offers privacy and is laid to lawn, whilst the front is laid to decorative gravel. The village itself offers a community spirit and is well connected with its local primary school and transport links within easy reach. It also falls within Backwell School catchment, making this a fantastic place to call home. If you are searching for a characterful family home in a quiet but convenient location, this property is definitely worth a look.



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Flax Bourton:

Flax Bourton, a picturesque village in North Somerset, offers a tranquil escape with charming cottages and green fields. Nature lovers relish woodlands and nearby Tyntesfield Estate. The close-knit community fosters warmth and support. Amenities like shops and pubs encourage socializing. Families appreciate the welcoming atmosphere and nearby educational facilities, including Flax Bourton C of E School and Backwell Senior. With easy access to Bristol, M4, M5 corridors, and Bristol Airport, it's an ideal place to raise children, surrounded by history, scenic beauty, and convenient connectivity.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



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Living Room

19' 8" x 11' 9" (6.00m x 3.57m)

Dining Room

19' 8" x 8' 5" (6.00m x 2.57m)

Kitchen

13' 9" x 10' 1" (4.18m x 3.07m)

Office

13' 9" x 5' 9" (4.18m x 1.74m)

Bathroom

13' 0" x 6' 1" (3.95m x 1.85m)

Bedroom 1

16' 0" x 12' 0" (4.88m x 3.65m)

Bedroom 2

17' 6" x 12' 1" (5.34m x 3.69m)

Bedroom 3

8' 10" x 10' 6" (2.70m x 3.19m)

Utility

9' 6" x 6' 11" (2.90m x 2.12m)



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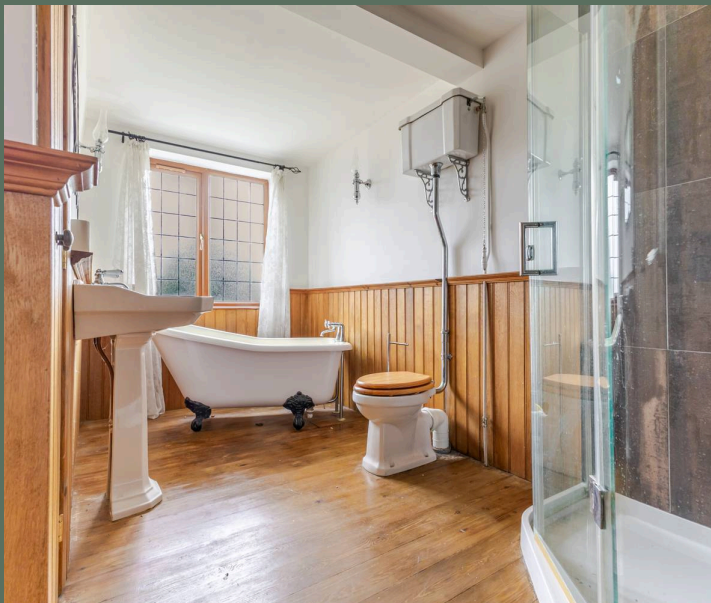


REAR GARDEN

FRONT GARDEN

ON STREET

1 Parking Space

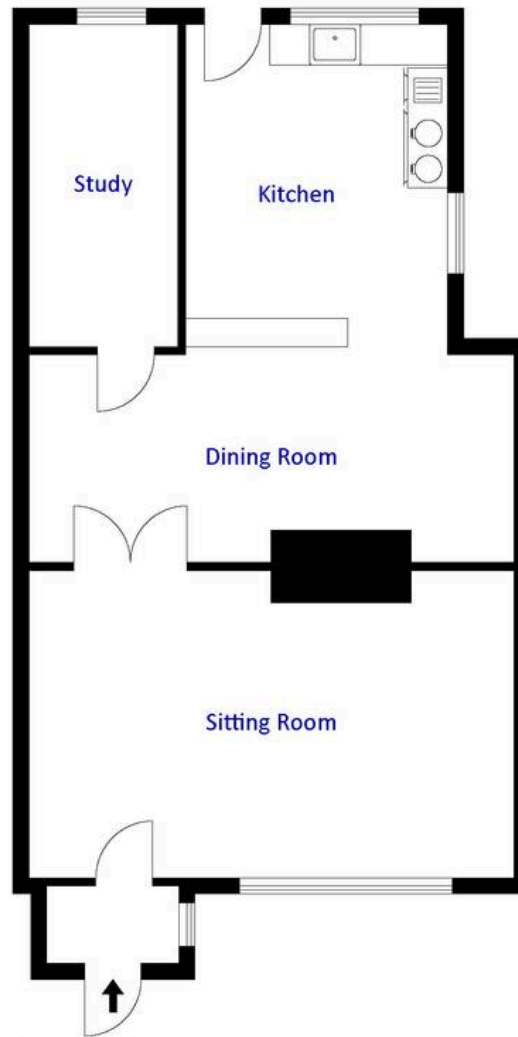
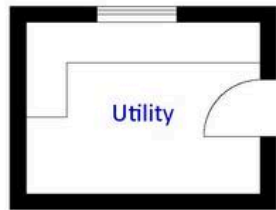
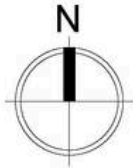


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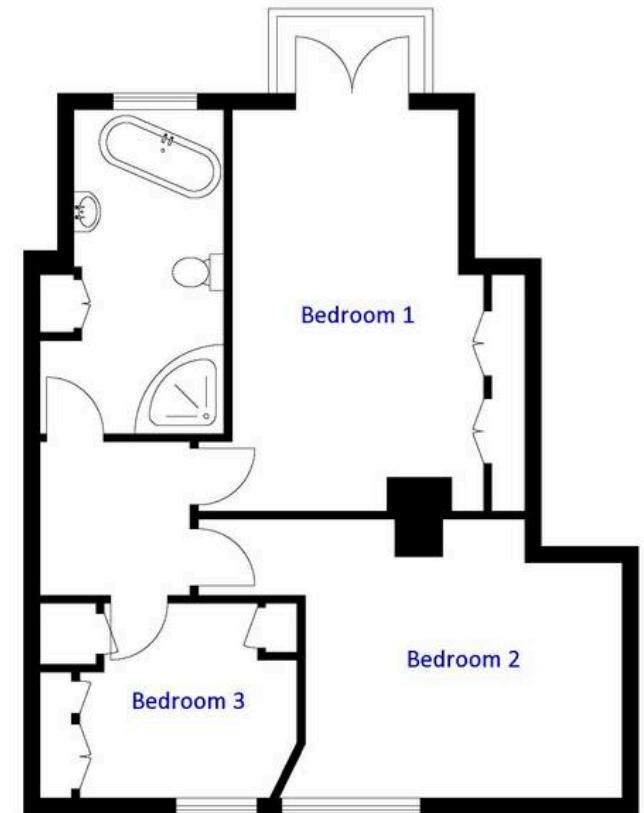


Orchard Close, Flax Bourton BS48 1UE

Approx. Gross Internal Area
1290.1 Sq.Ft - 119.9 Sq.M



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.



Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.



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