



**Bury View,
Bristol, BS36 1AE**

**PRICE: Offers In
Excess Of £728,000**

Property Features

- **Substantial Executive Detached Home**
- **Five Generous Bedrooms**
- **Kitchen/Breakfast Room**
- **Utility Room & Cloakroom**
- **Beautifully Decorated**
- **Quiet and Secluded Location**
- **Outstanding Views Over The Frome Valley**
- **Double Garage**
- **Exclusive Development of Only 4 Properties**
- **Early Viewing Recommended**

Full Description

Entrance Hallway

Stairs rising to the first floor landing, engineered wood flooring, radiator, coved ceiling, smoke detector, wall mounted thermostat.

Cloakroom

Vinyl tiled effect flooring, pedestal wash hand basin, low level w.c., radiator, tiled splash-backs, extractor, coved ceiling.

Utility Room

8'1 x 5'6 (2.46m x 1.68m)

Double glazed window to the side, double glazed door to the side, base unit with roll edge work-surface over, space for washing machine, space for tumble dryer, wall mounted boiler, wall mounted fuse box, stainless steel single drainer sink unit with mixer tap over, engineered oak flooring, coved ceiling, radiator.

Kitchen/Dining Room

19'2 x 14'7 (5.84m x 4.45m)

Double glazed window to the rear, double glazed French doors to the rear garden, fitted with a modern range of wall and base units with roll edge work surfaces over, space for 'Range' style cooker with extractor over, space for American style fridge/freezer, integrated dishwasher, stainless steel sink unit with insinkerator single drainer sink unit with mixer tap over, tiled splash-backs, ceiling spot lighting, coved ceiling, two Velux windows to the rear, two radiators, engineered oak flooring, space for dining table.

Living Room

18'7 x 11'9 (5.66m x 3.58m)

Double glazed bay window to the front overlooking the Frome Valley, feature fireplace with gas fire, two radiators, coved ceiling, television point, telephone point.

Dining Room

11'9 x 11'3 (3.58m x 3.43m)

Double glazed windows and French doors leading to the rear garden, radiator, coved ceiling, sliding doors to the living room.

Landing

Double glazed window to the front, radiator, stairs rising to the second floor, coved ceiling smoke detector, built in airing cupboard housing tank, wall mounted thermostat.



Master Bedroom
15'8 x 11'9 (4.78m x 3.58m)
Double glazed window to the front overlooking the frome valley, radiator, coved ceiling, built in wardrobes with hanging space and shelving.

En-Suite
Double glazed obscure window to the rear, panelled bath, low level w.c., vanity wash hand basin, built in double shower cubicle with shower over, vinyl tiled effect flooring, coved ceiling, extractor, heated towel rail.

Bedroom Two
14'7 x 10'10 (4.45m x 3.30m)
Double glazed window to the rear, radiator, coved ceiling.

Bedroom Five
8'3 x 8'1 (2.51m x 2.46m)
Double glazed window to the side, radiator, coved ceiling, access to the loft space.

Bathroom
Double glazed obscure window to the side, panelled bath with shower over, vanity wash hand basin, low level WC, radiator, coved ceiling, part tiled walls, vinyl tiled effect flooring.

Landing
Smoke detector.

Bedroom Three
18'5 x 11'9 (5.61m x 3.58m)
Double glazed window to the front, double glazed Velux window to the rear, radiator, access to the loft space (fully boarded with ladder and light).

Bedroom Four
18'5 x 11'3 (5.61m x 3.43m)
Double glazed window to the front, double glazed Velux window to the rear, radiator.

Shower Room
Double glazed Velux window to the rear, built in double shower cubicle with shower over, low level w.c., pedestal wash hand basin, radiator, extractor, tiled effect flooring, shaver point.

Double Garage
With electric door, power and lighting,tap, storage above.

Outside Front
Block paved driveway providing off street parking for 3 vehicles, gravelled area, side access, lighting, pathway leading from the shared driveway directly to the Frome Valley walkway.

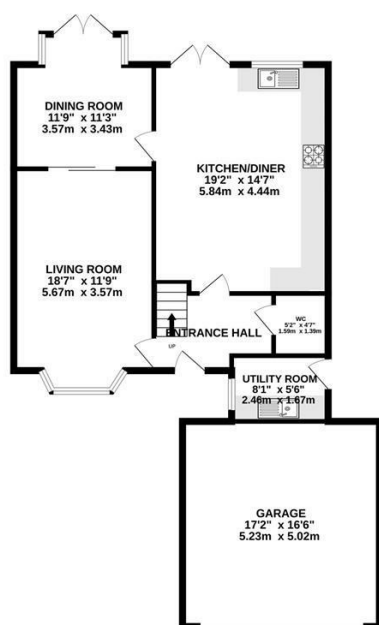
Rear Garden
Enclosed rear garden, side access, laid to lawn, raised planted borders, pathway, area to one side providing storage, paved patio area, tap, mature shrubs.



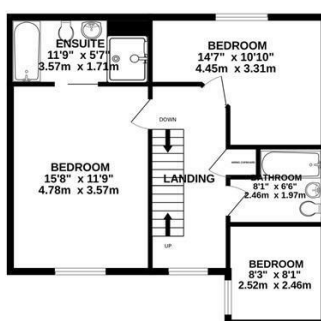
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

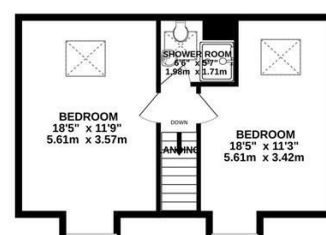
GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



2ND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 2054 sq.ft. (190.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements