



**Burrough Way,
Bristol, BS36 1LF**

**PRICE: Offers In
Excess Of £550,000**

Property Features

- Detached Family House
- Four Bedrooms
- 2 Reception Rooms
- Kitchen & Utility Room
- Family Bathroom & Cloakroom
- Oversized Garage
- Good Sized Wide Plot
- Popular Location
- No Chain
- **MUST BE VIEWED**

Full Description

Occupying a great size plot along this sought-after road of Winterbourne, Bristol, this charming detached house on Burrough Way offers a wonderful opportunity for families seeking a spacious and comfortable home. With a generous living space, this property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The well-appointed kitchen is complemented by a convenient utility room, and further benefitting from a downstairs Cloakroom. With four bedrooms, there is plenty of space for everyone to enjoy their own sanctuary.

Outside is good sized space including parking for a caravan or motor home.

Built in 1960, this home has been thoughtfully designed to cater to contemporary living while retaining its classic charm. The oversized garage offers additional storage or parking options, and the wide plot provides a lovely outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs.

One of the standout features of this property is that it comes with no chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to relocate, this house presents an excellent opportunity to settle in a friendly community with easy access to local amenities.

In summary, this detached house on Burrough Way is a wonderful family home that combines space, convenience, and potential. Do not miss the chance to make this property your own and enjoy all that Winterbourne has to offer.



Entrance Hall

Double glazed obscure window and door to the side, radiator, coved and textured ceiling, built in storage cupboard with hanging space and shelving.

Living Room

20'7" x 15'10" (6.29m x 4.84m)

Double glazed windows to the front and side, three radiators, feature fireplace with gas fire, parquet flooring under carpet, exposed brick work, stairs rising to the first floor landing.

Dining Room

11'11" x 10'10" (3.65m x 3.32m)

Double glazed window to the side, double glazed patio doors to the rear, mostly parquet flooring under carpet, two television points, radiator.

Kitchen

12'10" x 8'8" (3.92m x 2.65m)

Double glazed window to the rear, door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, television point, integrated microwave/oven, built in electric oven and electric hob with extractor over, space for fridge, space for dishwasher, one and a half bowl stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, ceiling spot lighting, pantry with shelving, radiator.

Utility Room

12'5" x 8'0" (3.80m x 2.46m)

Double glazed door and window to the rear, space for freezer, stainless steel single drainer sink unit with mixer tap over, radiator, space for washing machine, space for tumble dryer, door to the garage.

Cloakroom

Double glazed obscure window to the side, low level w.c., wall mounted wash hand basin, radiator.

Landing

Double glazed window to the side, coved ceiling, built in airing cupboard housing boiler and tank, access to the loft space (part boarded with ladder and lighting), smoke detector.

Bedroom One

Double glazed windows to the front and side, radiator, television point, fitted wardrobe with hanging space and shelving.

Bedroom Two

12'9" x 9'1" (3.89m x 2.79m)

Double glazed window to the rear, radiator, built in wardrobes with hanging space and shelving, over head storage cupboards, fitted dressing table and drawers, built in storage cupboard.

Bedroom Three

10'7" x 7'5" (3.24m x 2.28m)

Double glazed window to the front, radiator, television point, over stairs storage cupboard, radiator.

Bedroom Four

10'5" x 7'5" (3.19m x 2.27m)

Double glazed window to the side, fitted wardrobe and shelving, radiator.

Shower Room

Double glazed obscure window to the rear, walk in shower area with shower over, vanity wash hand basin, low level w.c., fully tiled walls, tiled flooring, tall radiator.

Front Garden

Path leading to the front door, lawned area, planted borders, mature shrubs and trees, parking in front of the garage, additional parking to the other side of the property large enough for motor home or caravan, security lighting.

Tandem Garage

28'0" x 15'6" (maximum size) (8.55m x 4.74m (maximum size))

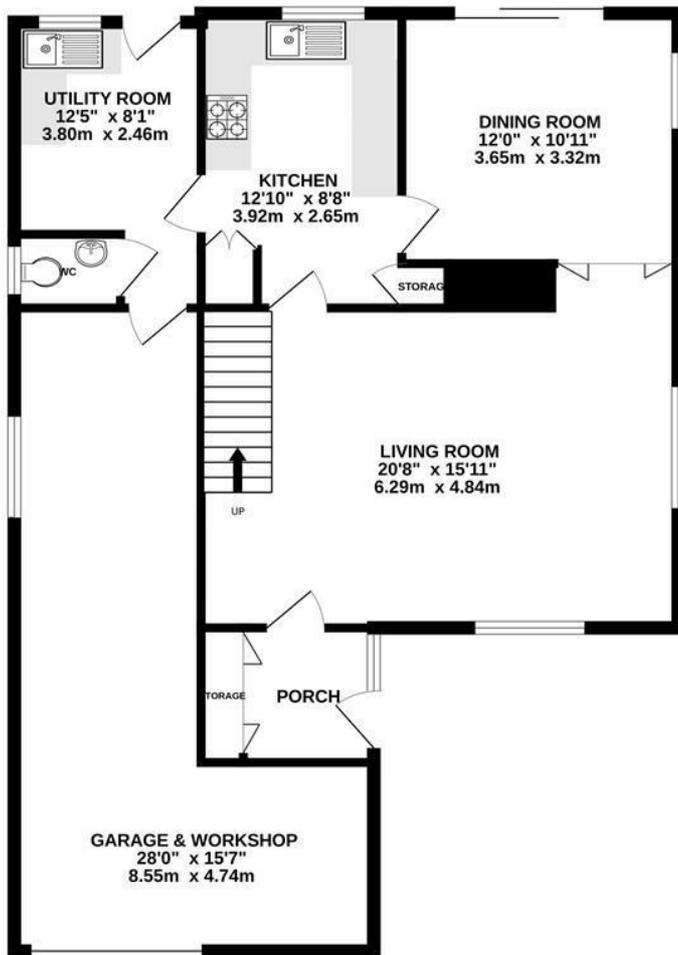
Tandem garage with electric up and over door, power and lighting, workshop area to the side.

Rear Garden

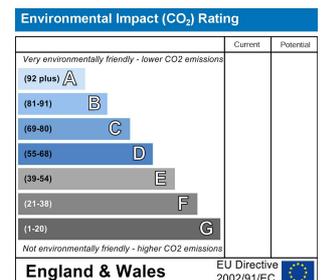
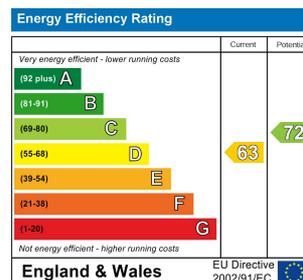
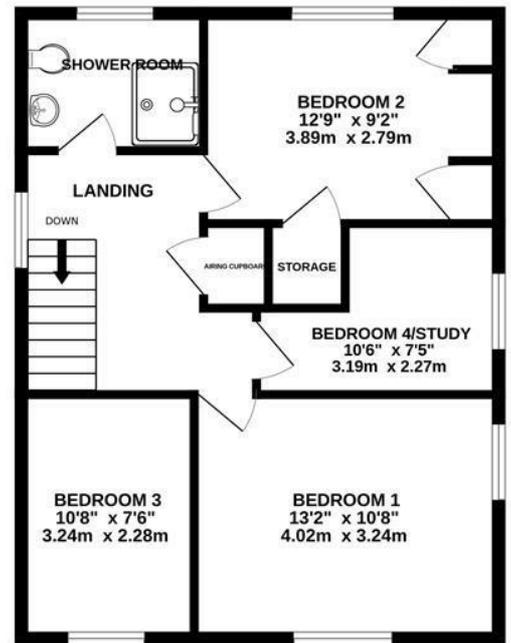
Enclosed by fencing, paved patio area, side access to both sides, pergola, lawned area, planted borders, mature shrubs and trees, summer house, greenhouse with power.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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