

£950,000
Freehold



HUNTER
LEAHY
YOUR PROPERTY EXPERTS



Features

- Sought After Location With Countryside Views
- 20 Solar Panels & Battery Storage. Recently Installed Biomass Boiler
- 'A' Rated Energy Performance Certificate
- Recently Renovated Detached Family Home
- Ground Floor - Reception Hall, Superb Kitchen/Dining/Family Room, Sitting Room, Ground Floor Shower Room & Bedroom 4
- 1st Floor - 3 Double Bedrooms & Stunning 4 Piece Bathroom
- Glorious Established Gardens
- Ample Driveway Parking Behind Secure Electric Sliding Gate
- Excellent Schools Nearby
- For Commuters, The Property Is Well placed For Access To Bristol, Motorway Connections, Train & Airport

Summary of Property

A superb family home in an outstanding location! Recently renovated to high standard throughout, this energy efficient home should be at the top of your list. Idyllically located within this sought after village, renowned for its quality housing stock, excellent local schools and accessibility for commuters to roads, rail and air, this property is an absolute gem. Enjoying views over Belmont Estates wildflower meadow, which is part of their ongoing conservation plan, the contemporary styled accommodation briefly comprises; Reception Hall, Superb Kitchen/Dining/Family Room with bi folding doors, Sitting Room, Ground Floor Shower Room and Bedroom 4, three first floor double Bedrooms and sumptuous Bathroom. Externally, the property benefits from delightful, well tended gardens to the front and rear along with a garage and driveway accessed via electric sliding gate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	95	100
(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, Scotland & Wales		EU Directive 2002/91/EC

Room Descriptions

Reception Hall

Entered via by a composite double glazed door with double glazed panel to side. Engineered Oak flooring extends through to aluminium double glazed French doors at the rear of the property, opening onto the rear garden. An Oak staircase and balustrade rises to the first floor accommodation. An upright radiator and Oak finished doors to Kitchen/Dining/Family Room, Sitting Room, ground floor Shower Room and Bedroom 4.

Kitchen/Dining/Family Room

36' 9" x 13' 4" (11.20m x 4.06m)

A glorious triple aspect room with UPVC double glazed picture window to the front, double glazed window to side and aluminium double glazed bi folding doors to the rear. Feature fireplace with recently installed wood burner. Two upright radiators and engineered Oak flooring. The kitchen area comprises a contemporary range of base and larder units with bespoke concrete work surfaces and peninsular breakfast bar with feature lighting above. Under hung sink and mixer tap with tiling to splash backs. Electric Oxford blue Aga and extractor. Fabulous walk in larder. Spaces for dishwasher and upright fridge/freezer.

Sitting Room

11' 3" x 10' 11" (3.43m x 3.33m)

A screened storage area is cleverly designed to provide shelf and hanging space. The screen also serves as media wall for a television. Radiator, Oak flooring and UPVC double glazed window to front.

Ground Floor Shower Room & Utility

10' 11" x 7' 0" (3.33m x 2.13m)

This well appointed room comprises a fully tiled walk in, wet room style shower enclosure with obscure glazed screen and thermostatically controlled rainfall shower, vanity unit with inset basin and low level W.C. A range of base units with a solid wood block counter provide a concealed area for washing machine and tumble dryer. Upright radiator and tiled floor. UPVC double glazed window to side.

Bedroom 4

12' 0" x 9' 10" (3.66m x 3.00m)

Upright radiator and engineered Oak flooring. UPVC double glazed window to rear.

Landing

'Velux' skylight and airing cupboard housing hot water tank. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

17' 9" x 12' 6" (5.41m x 3.81m)

Feature vaulted ceiling. Upright radiator and engineered Oak flooring. Glorious floor to ceiling UPVC double glazed picture window to the front aspect, encapsulating the beautiful views.

Bedroom 2

12' 10" x 12' 7" (3.91m x 3.84m)

Upright radiator and engineered Oak flooring. UPVC double glazed window to front with far reaching views.

Bedroom 3

10' 7" x 9' 3" (3.23m x 2.82m)

radiator and engineered Oak flooring. UPVC double glazed window to side and 'Velux' window to rear.

Family Bathroom

11' 6" x 9' 10" (3.51m x 3.00m)

This sumptuous Bathroom is fitted with a white suite comprising; freestanding bath with mixer tap and shower attachment, large walk in shower cubicle with thermostatically controlled rainfall shower and handheld attachment, pedestal wash basin and low level W.C. Heated towel rail and radiator. Tiled floor, extractor and UPVC double glazed window to rear.

Front Garden

Enclosed by natural hedging with electric sliding gate and pedestrian gate. Driveway providing parking for 3/4 vehicles. A lawned area planted with shrubs and specimen trees.

Garage

Double wooden doors to the front. Currently set up as a gym. Mains power connected. Door to Boiler Room.

Boiler Room

Doors Garage and Rear Garden.

Home to the Biomas boiler and solar panel controls.

Rear Garden

in a word delightful! These stunning gardens are fully enclosed by timber panel fencing and natural hedging with gated access to the front. Afforded a great deal of privacy, the gardens comprise of two decked seating areas, a lawn edged with an abundance mature plants, gravelled pathways, a pond, a discreet play area and a timber shed. There is also a block built store room with power connected. Outside tap, lighting and sockets.

Tenure & Council Tax Band

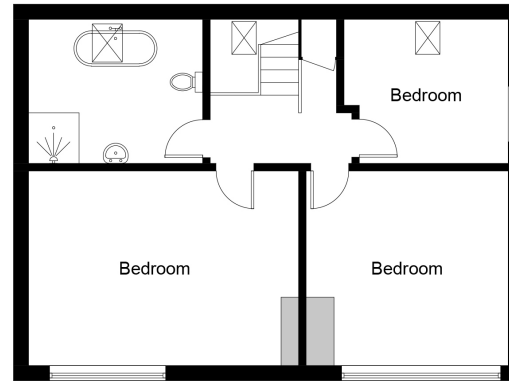
Tenure: Freehold

Council Tax Band: E



14 Flax Bourton Road

Approximate Gross Internal Area = 169.1 sq m / 1820 sq ft
(Excluding Garage)



First Floor



Ground Floor

For illustrative purposes only. Not to scale. ID1228656
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.
Floor Plan Produced by EPC Provision