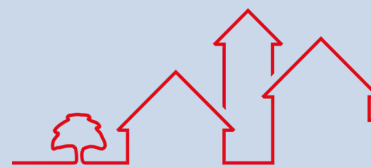




**70 Rosemount Road, Flax Bourton**

Guide Price **£725,000**



**Parker's**

Estate Agents & Property Lettings





## 70 Rosemount Road

Flax Bourton, Bristol

A charming family home, this detached gem is nestled within the sought-after Farleigh Green development, offering a tranquil haven in a quiet cul-de-sac location.

Approaching the property, you'll be greeted by a delightful front garden adorned with a full-length canopy, enhancing the overall attractiveness of the house. As you step inside, the entrance hall provides access to the expansive sitting room, which spans the full depth of the house, featuring a bay window and French doors that lead to the pretty rear garden.

Additionally, you'll find a well-appointed kitchen/breakfast room with garden access, a practical utility room, a convenient cloakroom, a dedicated study, and a spacious dining room, providing a perfect blend of functionality and style.

On the first floor, the primary bedroom enjoys the luxury of an en-suite bathroom, while three additional bedrooms and a family bathroom ensure ample space for the family.



# 70 Rosemount Road

Flax Bourton, Bristol

Stepping into the outdoor oasis, you'll discover a beautiful rear garden with a lush lawn, an array of trees, bushes, borders, and a peaceful pond. The garden offers fantastic views of expansive open fields, creating a delightful backdrop. The property also includes a spacious detached garage and a gated driveway, providing ample off-street parking.

Located within the catchment area of excellent local schools, with a nearby cycle path and a village green featuring a children's park, this home presents a wonderful opportunity to embrace the coveted lifestyle of the Farleigh Green development.

Council Tax band: G

Tenure: Freehold





**Hall**

12' 2" x 9' 10" (3.70m x 3.00m)

**Lounge**

21' 4" x 12' 6" (6.50m x 3.80m)

**Dining Room**

12' 2" x 13' 1" (3.70m x 4.00m)

**Study**

8' 10" x 6' 7" (2.70m x 2.00m)

**Kitchen/Breakfast Room**

15' 5" x 16' 5" (4.70m x 5.00m)

**Utility**

4' 11" x 6' 11" (1.50m x 2.10m)

**Wc**

6' 3" x 2' 11" (1.90m x 0.90m)

**Landing**

5' 11" x 11' 2" (1.80m x 3.40m)

**Bedroom 1**

12' 6" x 13' 5" (3.80m x 4.10m)

**En-suite**

5' 7" x 9' 6" (1.70m x 2.90m)

**Bedroom 2**

8' 10" x 13' 5" (2.70m x 4.10m)

**Bedroom 3**

12' 10" x 11' 2" (3.90m x 3.40m)

**Bedroom 4**

8' 10" x 11' 2" (2.70m x 3.40m)

**Bathroom**

5' 11" x 9' 2" (1.80m x 2.80m)







**Front Garden**

**Rear Garden**

**Garage**

**Double Garage**

**Off Road**

**3 Parking Spaces**

### **Flax Bourton:**

Nestled just five miles southwest of Bristol, Flax Bourton is a serene village that offers a tranquil escape with its picturesque countryside. Its convenient location is a boon for commuters, and the close-knit community, complete with a village hall, church, and children's park, makes it an attractive destination for families. The village boasts remarkable educational opportunities, including the Flax Bourton Church of England Primary School, known for its outstanding Ofsted rating, and falls within the catchment area for the prestigious Backwell Secondary School. Nature lovers can explore woodlands and the nearby Tyntesfield Estate, while there are numerous recreational opportunities with bridleways, public footpaths, cycle paths and extensive open countryside. With excellent connectivity to Bristol, the M4 and M5 corridors, and Bristol Airport, Flax Bourton is the ideal place for families, offering charm, scenic beauty, and a welcoming atmosphere.

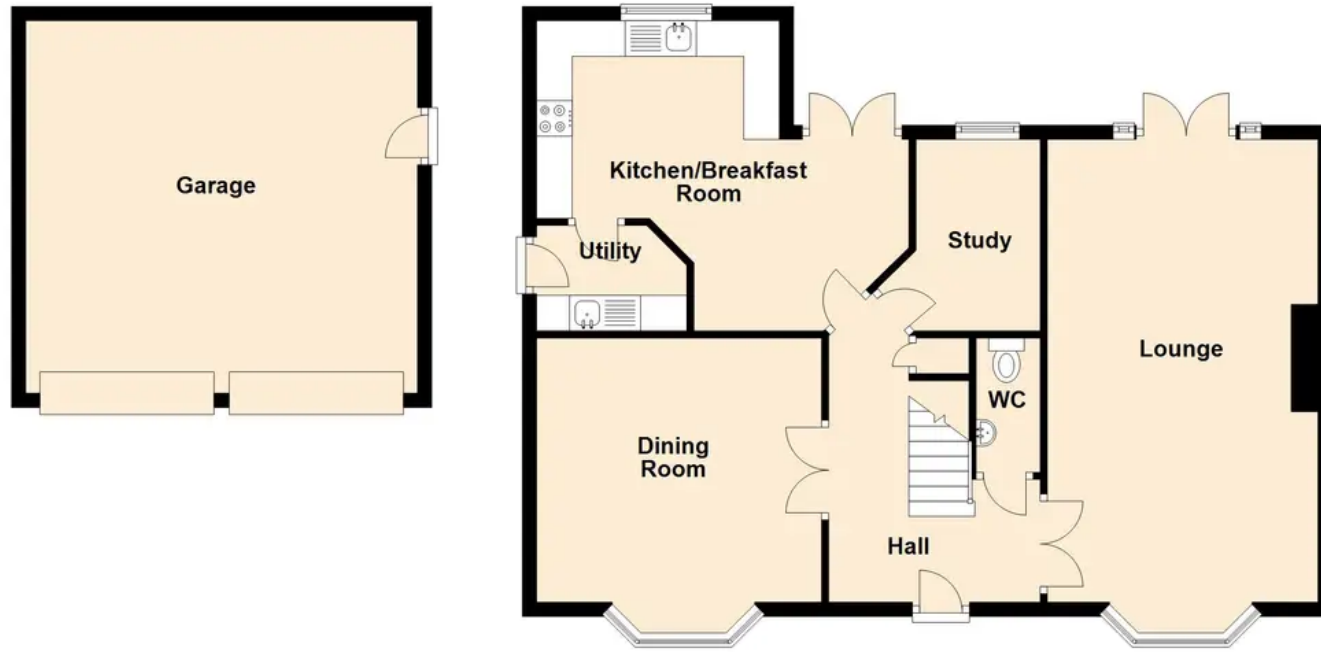




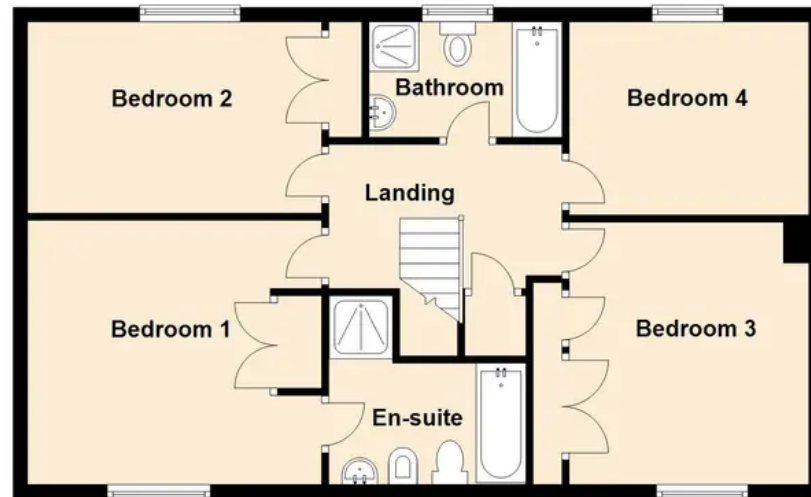




**Ground Floor**



**First Floor**



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

**70 Rosemount Road, Backwell**





## Parker's Estate Agents

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