



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

**PRICE: £595,000**

## 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.

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

### Living Room

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

Dual aspect

### Dining Room

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

Garden aspect

### Kitchen

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

Garden aspect

### Utility Room

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

Garden aspect.

### Cloakroom

### Landing

### Bedroom 1

Dual aspect.

### Bedroom 2

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

Garden aspect

### Bedroom 3

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

### Bedroom 4

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

### Shower Room

Garden aspect.

### Front Garden

Off street parking.

### Tandem Garage

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

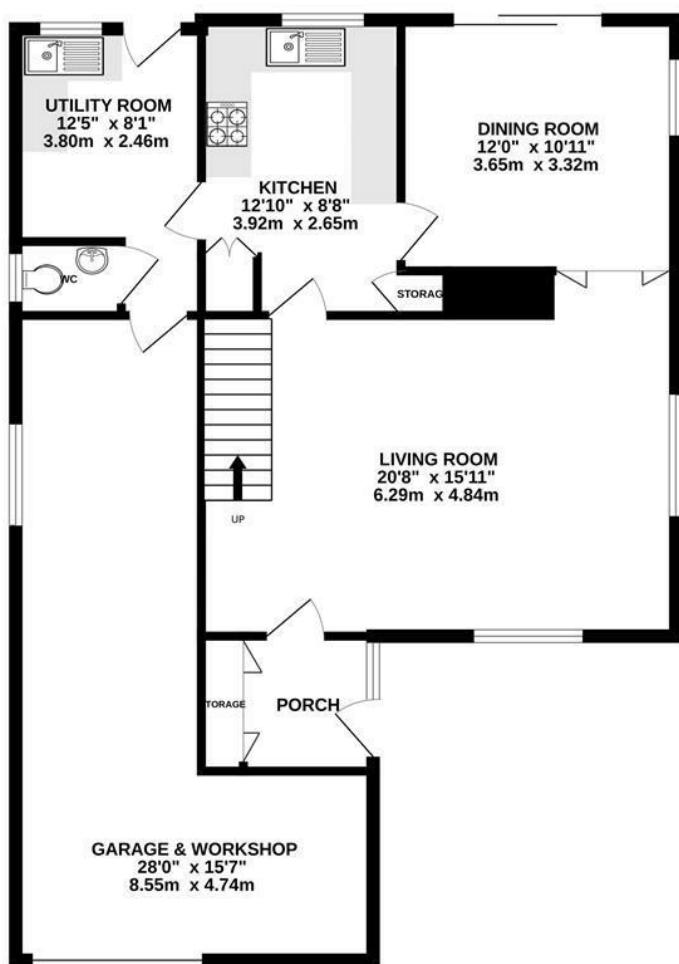
(maximum size))

### Rear Garden

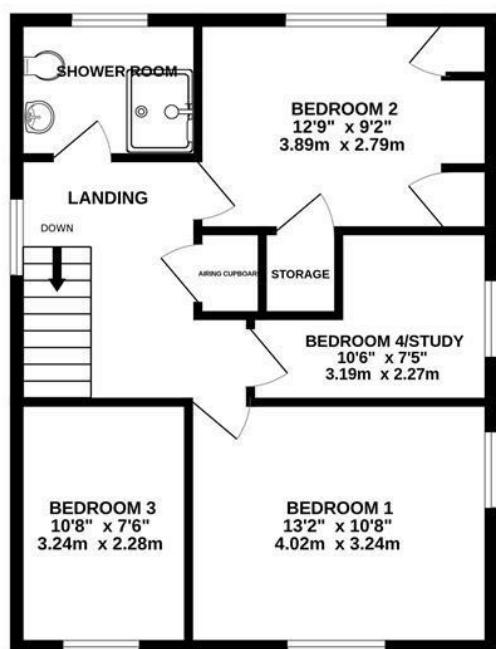
Hardstanding for caravan/motorhome.



## GROUND FLOOR



## 1ST FLOOR



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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

Measurements are approximate. Not to scale. Illustrative purposes only  
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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