

11 Walnut Tree Close, Almondsbury, South Gloucestershire BS32 4EE

Located on a quiet cul-de-sac in the heart of Lower Almondsbury is this stylish and immaculately presented four double bedroom family home. The property has been thoughtfully extended and maintained by its current owners and is tastefully finished throughout. Entering through the front door into the recently decorated hallway, with useful fitted understairs storage, this opens into a fantastic extended kitchen/dining/family room, flooded with natural light and plenty of space for hosting family and friends. The modern kitchen has been fitted with all the necessary Neff appliances, double oven, Belfast sink, granite topped island and bifold doors onto the rear garden. A stylish separate living room with open fire, useful utility room with sink and stable door, neatly tucked away WC and study complete the first floor. Leading upstairs you can find four bedrooms, two doubles and two singles, ensuite with rain fall shower and family bathroom with larger than average bath and shower over. Externally, the rear garden has been finished with porcelain tiles, roofed pergola, power for dining outside in the winter months and area laid to lawn. Benefits include air source heating, UPVC double glazing and off street parking for multiple vehicles. Viewings highly recommended!

Situation

Almondsbury is the first village to the north of the M4/M5 interchange, ideally suited for commuters looking for a more rural lifestyle whilst remaining within easy reach of the city of Bristol. It has a popular primary school at the heart of the village (Ofsted 'Outstanding' 2017). A little further out, the local centre and market town of Thornbury offers a variety of shops, restaurants and a leisure centre. At the hub of Almondsbury are the village shop (www.almondsburycommunityshop.org.uk), the parish church of St. Marys, The Bowl public house, the doctors surgery and dental practice. The Mall at Cribbs Causeway is just one junction further down the M5 and Parkway Station is approximately 3.7 miles to the south.

Property Highlights, Accommodation & Services

- Quiet Cul-De-Sac In A Popular Village Location
- Thoughtfully Extended And Looked After By Its Current Owners
- Fantastic Kitchen/Diner With Large Granite Island And Bi-Fold Doors To Rear Garden
- Living Room With Open Fire
- Utility Room With Stable Door, WC And Study
- Four Bedrooms - Two Doubles And Two Singles
- Ensuite With Walk In Shower Plus Family Bathroom With Shower Over
- Enclosed Rear Garden With Porcelain Tile Patio And Roofed Pergola
- Benefits Include Air Source Heating And Double Glazing
- Parking To The Front For Multiple Vehicles

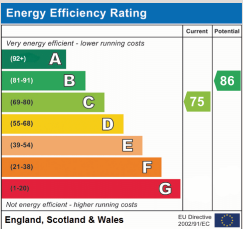
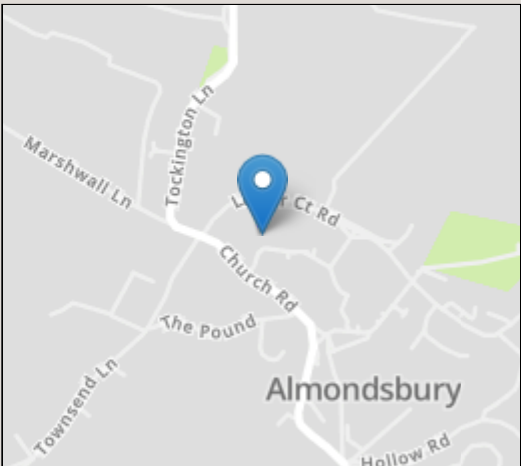
Directions

Drop down into the village from the war memorial on Over Lane, pass the primary school, The Pound, then the community shop on your left. The entrance to Walnut Tree Close can be found on your right hand side and No.11 is just as you turn in on the left.

Local Authority & Council Tax -

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



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