

Milburys

SALES LETTING MANAGEMENT

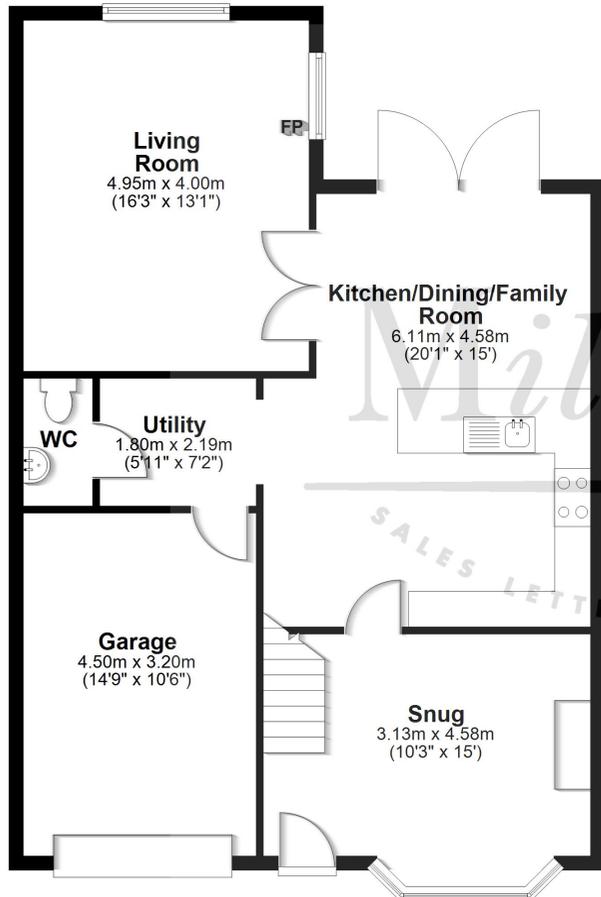


5 Quarry Road, Alveston, South Gloucestershire, BS35 3JL

£445,000

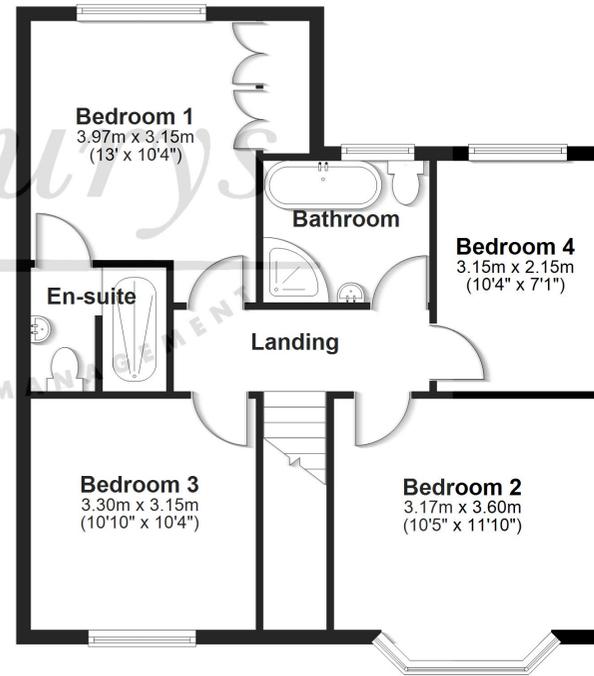
Ground Floor

Approx. 82.8 sq. metres (890.8 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.9 sq. feet)



Total area: approx. 142.5 sq. metres (1533.7 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



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Located in a sought-after residential area in Alveston is this beautifully presented four-bedroom semi-detached 1920s property, offering generous living accommodation growing families. An easy stroll to all the local amenities the village has to offer and just a stones throw away from country walks, it really is a must see! The property has been tastefully extended to the rear, creating a bright and versatile open-plan dining area and an additional living room with feature wood burning stove, perfect for entertaining or relaxing with family. The ground floor also benefits from a modern fitted kitchen, separate reception room, WC, spacious utility room for added convenience as well as access to an integral garage, providing excellent storage. Upstairs, the property boasts four well-proportioned bedrooms, principle bedroom with built in wardrobes and ensuite shower room along with a contemporary family bathroom with bath and shower cubicle. The real attraction is the large, enclosed, landscaped rear garden with fish pond, the perfect place for outdoor activities hosting summer bbqs whilst the sun goes down. The property benefits from off street parking for three cars, gas central heating and double glazing. Call now to view this fantastic family home!

Situation

Alveston is a village north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the City Centre. The Severn Bridge and the M48 (M4/South Wales) are 4.6 miles to the west - ideal for commuters. It boasts a secondary school, www.marlwood.com and St. Helen's Primary School, plus a useful parade of shops - including an award-winning butcher, a post office, a public house and a hotel. The market town and local centre of Thornbury is 1.3 miles to the north.

Property Highlights, Accommodation & Services

- Sought After Village Location In Alveston
- Beautifully Presented Throughout
- Open Plan Family Kitchen/Living Space
- Cosy Living Room With Woodburner Plus Second Reception
- WC, Utility Space and Integral Garage
- Three Well Proportioned Bedrooms Plus Master With Ensuite
- Family Bathroom With Bath And Shower Cubicle
- Large Landscaped Rear Garden With Fish Pond
- Off Street Parking For Three Vehicles
- Gas Central Heating And Double Glazing

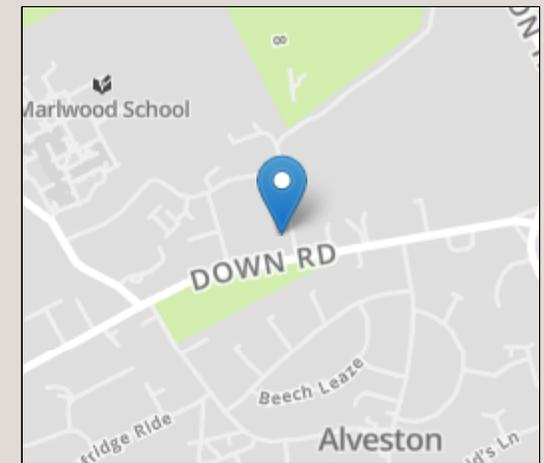
Directions

Travelling north on the A38, turn left just past Alveston Church into Greenhill Road. At the 'T' junction turn left into Down Road. Proceed past the Premier shop and take the right into Quarry Road. No.5 can be found on the left hand side.

Local Authority & Council Tax - South Gloucestershire - Tax Band D

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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