

Milburys

SALES LETTING MANAGEMENT

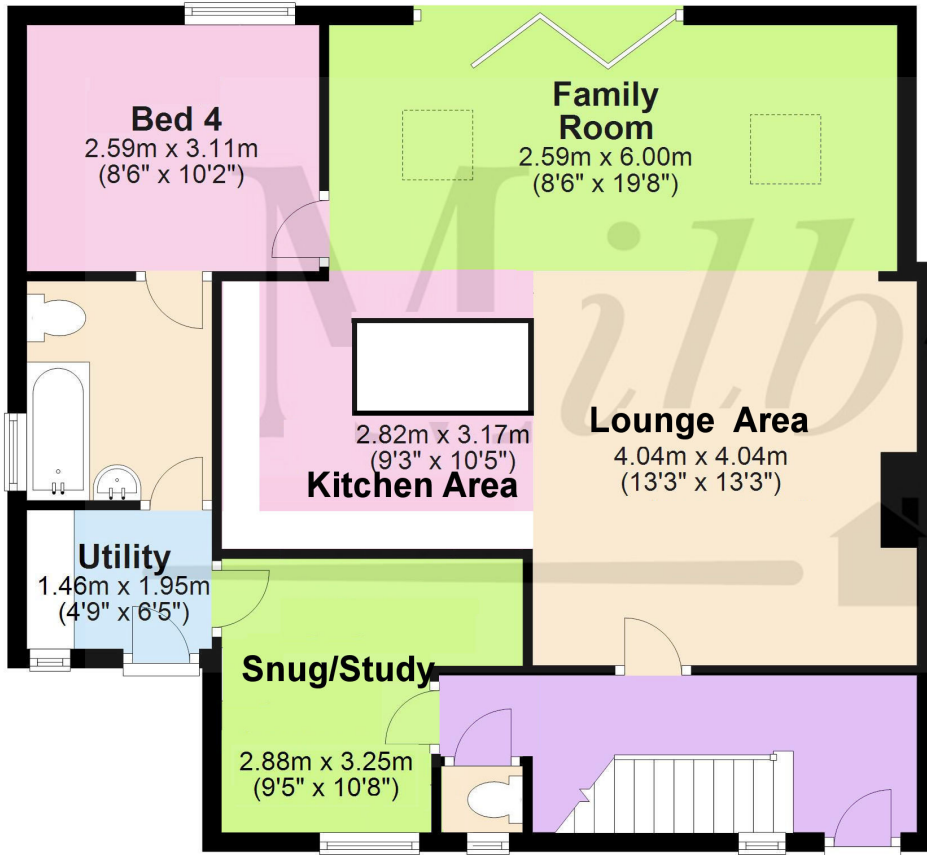


59 Bradstone Road, Winterbourne, South Gloucestershire BS36 1HD

£429,950

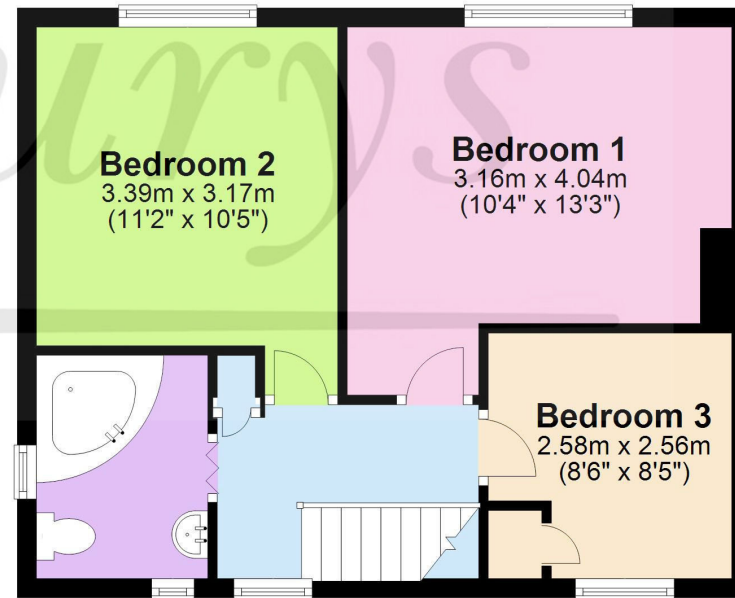
Ground Floor

Approx. 74.9 sq. metres (805.7 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



Total area: approx. 117.2 sq. metres (1261.1 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.

Plan produced using PlanUp.

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Located in central Winterbourne you will find this deceptively large family home with a fabulous ground floor extension and wonderful huge garden at the rear! Its handy position will be popular for the short stroll to the local shops on Flaxpits Lane or the short walk to local schools in the area. The semi-detached property has been generously extended by the current owners and offers a fantastic large open living area on the ground floor, plus a 4th downstairs bedroom with a Jack and Jill ensuite bathroom. The ground floor comprises of an entrance hall with WC, an open plan modern kitchen combining the living room area and a fantastic family room with large bi-fold doors overlooking the garden. There is also the 4th bedroom/playroom which connects to a family bathroom, a separate study or snug to the front and a utility room. The first floor has two double bedrooms and a good size single bedroom plus a another family bathroom. The house comes on a sizable plot with a large garden that stretches back and has a lovely outlook toward The Perry Alms-houses which are beautiful period properties set back from Dragon Road. The garden enjoys mature trees and has lots of lawn, planting space for veggies, areas for chickens and ducks, fruit trees and of course plenty of space for children!

Situation

The village of Winterbourne is located just a short commutable distance from the North East of Bristol and enjoys easy access to countryside surrounds, including the pretty Frome Valley Walk which meanders through the picturesque woods in Winterbourne Down. The High Street has a selection of local shops and in addition to nursery and toddler groups there is Elm Park and St Michaels C of E Primary Schools, plus Winterbourne Academy (state secondary school). There is excellent commuting to Bristol due to Winterbourne being only 7 miles from Bristol City centre, 2.7 miles from Parkway Train Station and 2.2 miles to the Hambrook Junction (J1) of the M32. (M4 Junction 19).

Property Highlights, Accommodation & Services

- Extended and Modernised by Current Owners
- Central Winterbourne Location; Walking to Schools, Shops and Amenities
- Very Large Attractive Rear Garden
- Fantastic Open Plan Kitchen/Dining/ Family Room
- Modern Kitchen with Central Island
- Bi-folding Doors Overlooking Garden
- 3 / 4 Bedrooms and 2 Bathrooms
- Gas Central Heating - Double Glazing
- Off Street Parking
- Council Tax Band B - South Gloucestershire Council

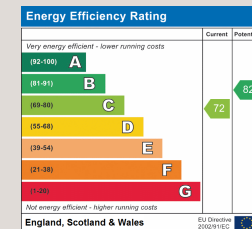
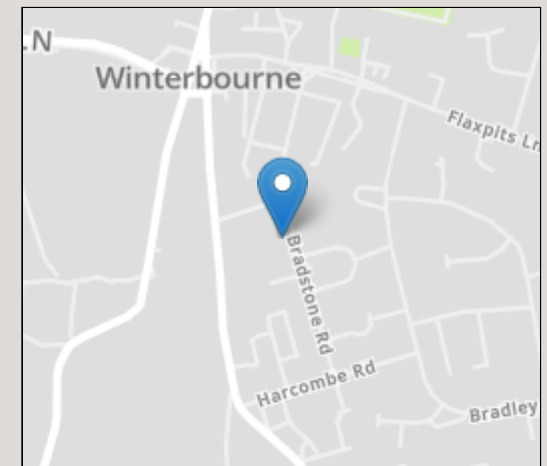
Directions

Travelling through Winterbourne, turn onto Flaxpits Lane by the Co-op convenience store, then take the 2nd right onto Green Dragon Road. This turns into Bradstone Road where No. 59 can be found shortly on your right.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band B

Tenure - Freehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



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