

Total area: approx. 153.9 sq. metres (1656.5 sq. feet)

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



12 Knole Close, Lower Almondsbury, South Gloucestershire BS32 4EJ

We are delighted to offer for sale this well maintained and cared for detached bungalow sitting centrally in its plot and slightly elevated, making the most of the open aspect. Village amenities including a community shop and pub are within walking distance, along with country rambles right from the threshold. Once through the enclosed porch and into the welcoming entrance hall, you can't help but be impressed by with original parquet flooring along with a feeling of light and space. The dual-aspect living room has been altered slightly and, sitting behind the central fireplace, is a concealed study area - a clever use of space. This theme continues into the L-shaped kitchen/dining room, with windows to front and rear, fitted with a range of units and integrated appliances, plenty of space to entertain and access to the separate utility room. There are three bedrooms in total, two doubles with fitted sliding wardrobes and one single bedroom. Bedroom one has its own en-suite shower room, plus there is a generous family bathroom with a shower over the bath. Gardens surround the property - open-plan to the front with a separate side access and, to the rear, an easy to maintain and private area, laid mainly to lawn with a patio, ideal for al-fresco entertaining. An added feature is the detached home office/garden room with double-glazed French doors, fully insulated, with power and light. To the front a smart tarmac driveway allows for off-street parking leading to the generous integral garage. Further benefits include oil central heating, mains drainage and double-glazing. Highly recommended, book your viewing today - no onward chain!

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

- Detached Bungalow, Popular Village Location
- Well Maintained And Cared For By Present Owner
- Light And Space In Abundance, Welcoming Hallway With Original Parquet Flooring
- Dual-Aspect Living Room With Fireplace And Separate Study Area
- Smart L-Shaped Fitted Kitchen/Dining Room With Integrated Appliances, Separate Utility With Storage Cupboards
- Three Bedrooms, Two With Fitted Wardrobes, Bedroom One With En-Suite Shower Room, Family Bathroom
- Home Office/Garden Room, Insulated, With Power And Light
- Open Plan Gardens To Front, Side Access To Enclosed And Private Rear Garden
- Generous Garage/Workshop Space, Off-Street Parking
- Oil Central Heating And Double-Glazing
- NO ONWARD CHAIN!

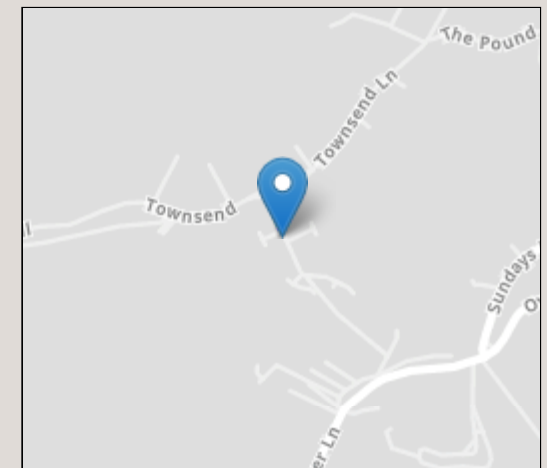
Directions

Drop down into Lower Almondsbury from Over Lane, passing the village school on your left then take the next left just before the community shop into The Pound. Follow the lane round the corner, bearing left into Townsnead Lane. The next left is Knole Close. Turn in and you will find No.12 facing towards you on the right hand side, on the corner of a cul-de-sac.

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

Tenure - Freehold

Contact & Viewing - Email: thornbury@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		79
(55-68)	D	61	
(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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