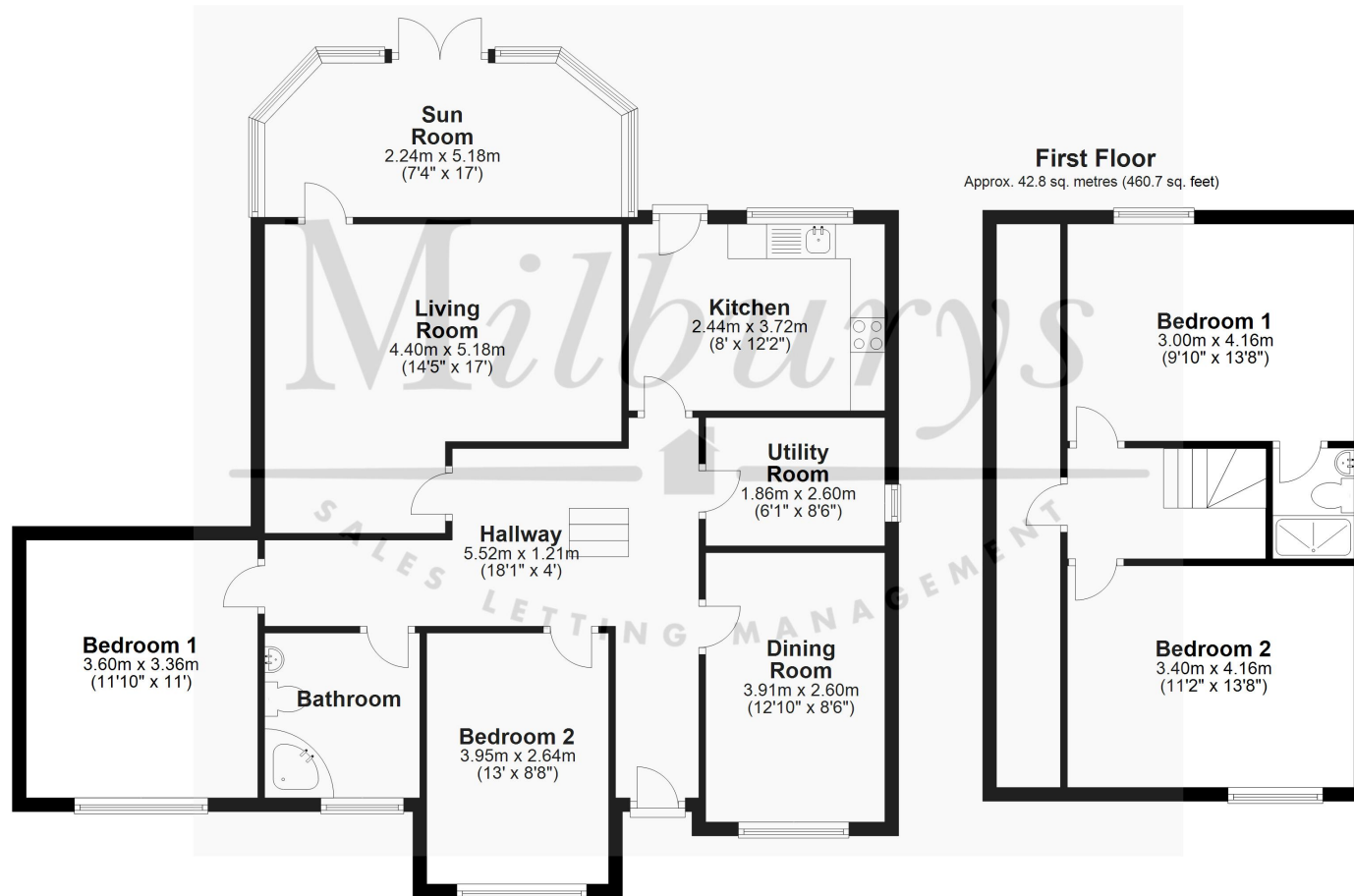




Ground Floor

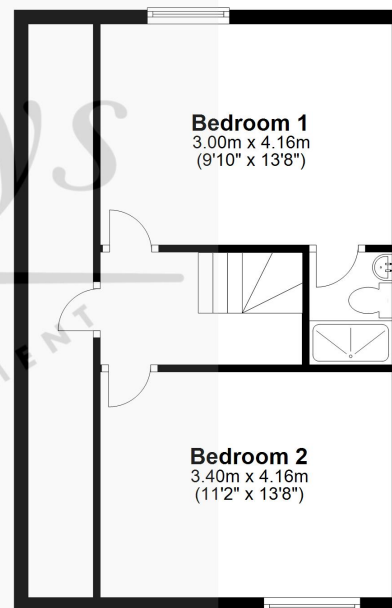
Approx. 101.9 sq. metres (1096.8 sq. feet)



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

First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



The Willows, Knole Close, Lower Almondsbury, South Glos BS32 4EJ

Tucked away at the far end of a cul-de-sac and within easy reach of Lower Almondsbury's village amenities, is this detached chalet bungalow. Built approximately 25 years ago in the neighbouring property's garden, The Willows sits on a mature plot, part bounded by a stone wall with an outlook across an open field towards the village. In need of some updating, there is scope to create a home suitable for all ages making the most of its surroundings. On entering the driveway, you are instantly drawn to the welcoming front garden with pathway to the front door. Once inside you will find a generous lounge with fireplace, dining room (formerly the single garage) fitted kitchen and an adjacent vacant room, once the utility which could be converted to a larger kitchen/breakfast room (subject to any planning consents). There are two double bedrooms on the ground floor which both share the family bathroom with corner bath. On the first floor are two further double bedrooms, one with an en-suite shower room. The gardens are a delight, the property sitting almost centrally in its plot, full of interest and colour there is a large expanse of lawn to the front, mature shrubs and trees plus a Landscaped garden to the rear, private with areas to sit and enjoy the sunshine on warmer days. Benefits include a double glazed sunroom, oil central heating (outside boiler), double glazing and a woodstore/covered storage at the front. The Willows is offered with no onward chain and we expect an immediate response so book now to avoid disappointment!

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.

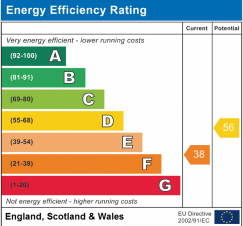
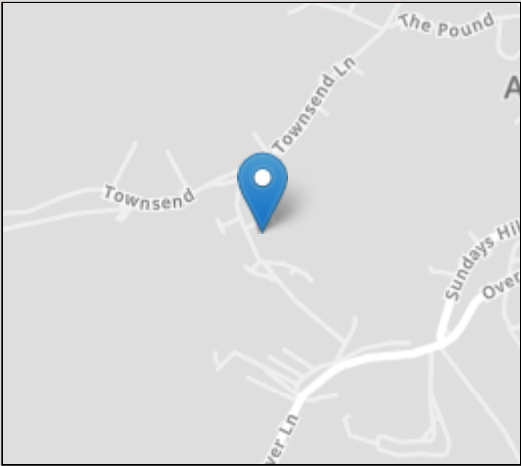
Property Highlights, Accommodation & Services

- Detached Chalet Bungalow In Sought After Location
- Quiet Cul-De-Sac Position Within Easy Walking Distance Of Village Amenities
- A Degree Of Upgrading Required
- Generous Lounge, Separate Dining Room And Double Glazed Sun Room
- Mature Gardens To Both Front And Rear Part Bounded By A Stone Wall
- Fitted Kitchen With A Vacant Room Adjacent, Ideal to Create A Larger Kitchen Or Separate Utility (Subject To Any Planning Consents)
- Four Double Bedrooms, (Two Ground Floor And Two First Floor)
- Bedroom One With En-Suite Shower Room, Family Bathroom On The Ground Floor
- Oil Central Heating (Outside Boiler) And Double Glazing, No Onward Chain!

Directions

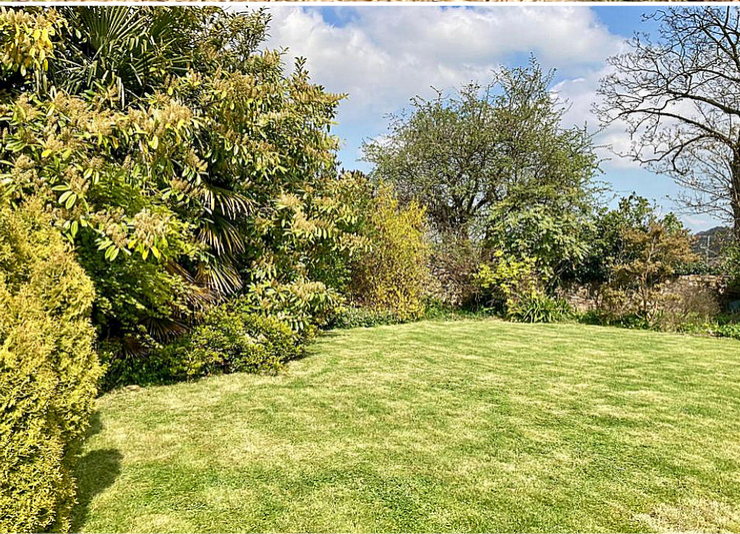
Drop down into Lower Almondsbury from Over Lane, passing the village school on your left then take the next left just before the community shop into the Pound. Follow the lane round the corner bearing left into Townsends Lane. The next left is Knole Close and The Willows (No 5A) is tucked away in the corner of the first cul-de-sac on your right hand side.

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



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