



4 Rudgeway Park, Rudgeway, Bristol BS353RU

Gross internal area (Approx)

124.70 sqm / 1342.30 sq ft

For identification only. Not to scale.

Produced by Energy Plus



4 Rudgeway Park, Rudgeway, South Gloucestershire BS35 3RU

Tucked behind the facade of this modern detached bungalow lies a charming garden. The substantial plot spans approximately 0.184 acres, featuring off-street parking at the front, an integral garage and beautifully landscaped areas at the back. These include a variety of specimen plants, a lawn, private and secluded seating areas, plus a wooded backdrop with farmland beyond. A productive vegetable garden, complete with a greenhouse and sheds, occupies the far corner. The bungalow itself provides excellent single-storey living space, already partially extended, with permission (PT07/0624F) also granted for a conservatory, plus additional expansion into the roof space with two further bedrooms and a shower room (plans available upon request). It boasts three double bedrooms, a family bathroom, and a sleek contemporary shower room. The living area is comprised of a dual-aspect, open-plan lounge and dining room combination, as well as a modern kitchen/breakfast room with views of the garden. Other practical features include gas central heating and UPVC double glazing. This property is a real gem, offering potential for an annexe and further development, allowing you to add your personal touch. Don't miss this opportunity!

Situation

Rudgeway is on the A38 approximately 3.4 miles north of the M4/M5 interchange, ideal for commuting north, south, east or west - Parkway Station is approximately 6 miles to the south. Nearby schools include St Helens Primary School and Marlwood Secondary School, both in the nearby village of Alveston. The local centre of Thornbury lies 2.5 miles to the north, where there is a variety of shops and a leisure centre. The Mall at Cribbs Causeway is just one junction further south along the M5.

Property Highlights, Accommodation & Services

- Detached Bungalow • Generous Corner Plot Circa 0.184 Acres
- Consent For Expansion Into Roof PT07/0624/F (Ground Floor Additions Completed) • Beautiful Mature Gardens
- Productive Vegetable Plot, Greenhouse And Sheds • Annexe Potential • Integral Garage, Off-Street Parking
- Open-Plan Lounge And Dining Room • Kitchen/Breakfast Room • Three Bedrooms, Separate Bath And Shower Rooms

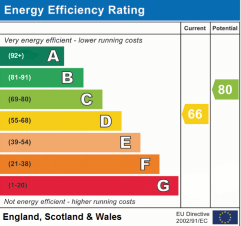
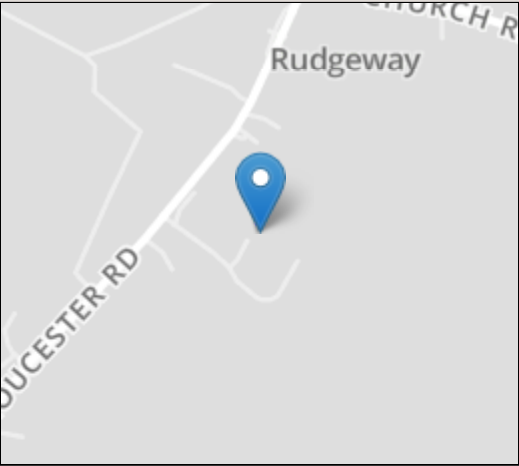
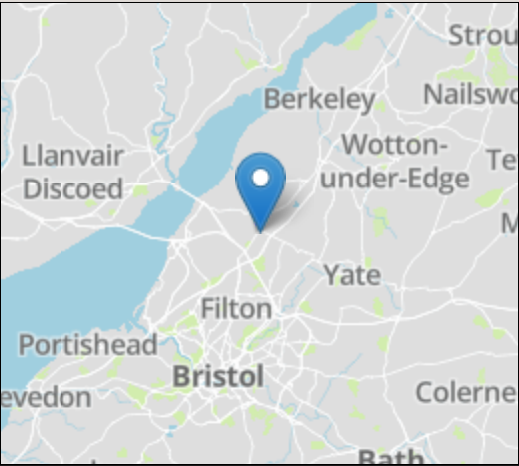
Directions

Travelling South on the A38 from the traffic lights at the junction with the B4427, take the first left hand turning into Rudgeway Park. Ignore the row of properties facing the A38 before taking the next cul-de-sac on the left hand side. No.4 will be facing you at the end, on the right hand side.

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

Tenure - Freehold

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



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