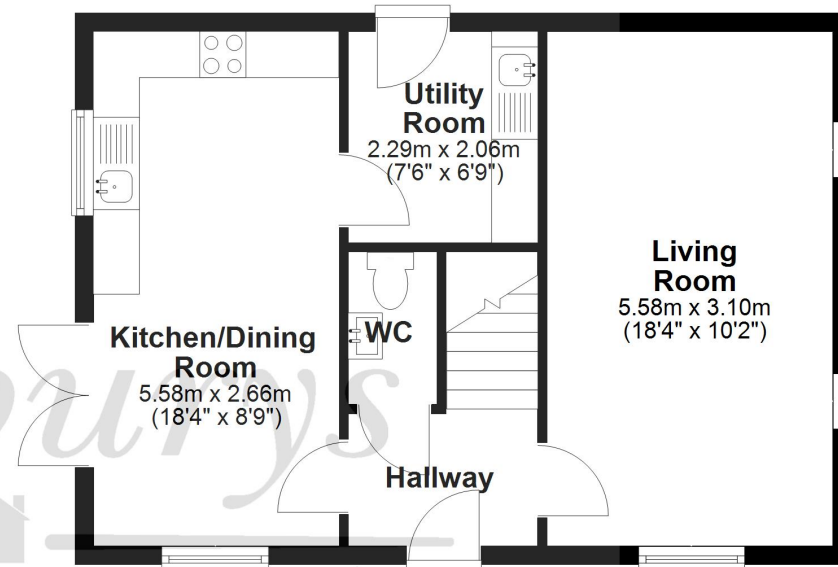




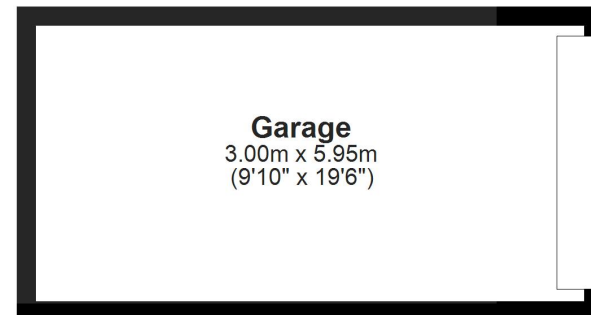
## Ground Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



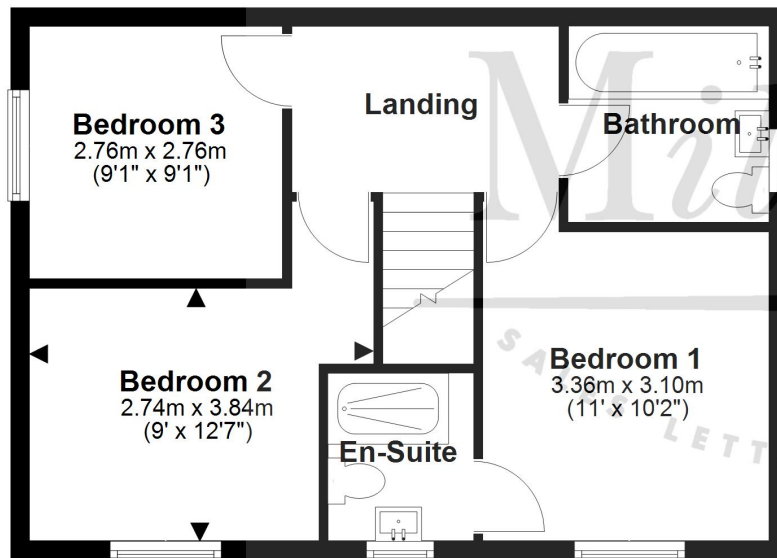
## Garage

Approx. 17.8 sq. metres (191.8 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



Total area: approx. 107.6 sq. metres (1158.0 sq. feet)

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



# 41 Jenkinson Way, Falfield, South Gloucestershire GL12 8EG

This smartly presented modern detached village home enjoys a level corner plot with a brick-walled garden, lawn and patio. Off-street parking is tucked in behind, with an electric car-charging point, plus a single garage with power and light. To the front, black railings enclose the grassed areas and a metal arch leads through to the front door. You step inside to a central hallway with the cloakroom and staircase right in front of you and the dual-aspect living room to your right. On the opposite side is the dual-aspect kitchen/dining room with French doors to the garden. The kitchen area is fitted with an attractive and practical range of wall and base cabinets (integrated appliances include oven, hob, extractor hood, fridge/freezer) and there is plenty of space for a table and chairs - where everyone can sit and eat together. There is a separate utility room with a useful second sink and plumbing for appliances, plus a side door to the driveway. Moving upstairs we discover three generous bedrooms, an en-suite shower room and the family bathroom. Practical benefits include gas central heating and Upvc double-glazing. Driving into the development you will take in the country views and footpaths to the west, the lake, the open green space and the children's play area. A great family home!

## Situation

The village of Falfield is situated just to the west of junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. There are nearby primary schools in Stone and Tortworth and secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood, Gloucestershire. Falfield benefits from a village post office and general stores, public house and church. A more extensive range of shopping and leisure facilities can be found in Thornbury approximately 4 miles to the south.

## Property Highlights, Accommodation & Services

- Modern Detached Village Home
- Level Corner Plot With Walled Lawned Garden And Patio
- Off-Street Parking, Electric Car-Charging Point
- Single Garage With Power And Light
- Central Hallway, Cloakroom And Utility Room (With Side Door)
- Dual-Aspect Living Room
- Dual-Aspect Fitted Kitchen/Dining Room With French Doors
- Three Bedrooms, En-Suite Shower Room, Family Bathroom
- Gas Central Heating (Communal Individually Metered Supply), Upvc Double-Glazing, Fibre (FTTP) Broadband
- Managed Development With Community Amenity Space And Children's Play Area

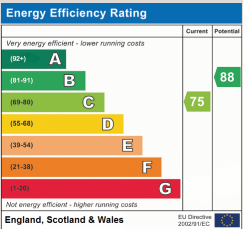
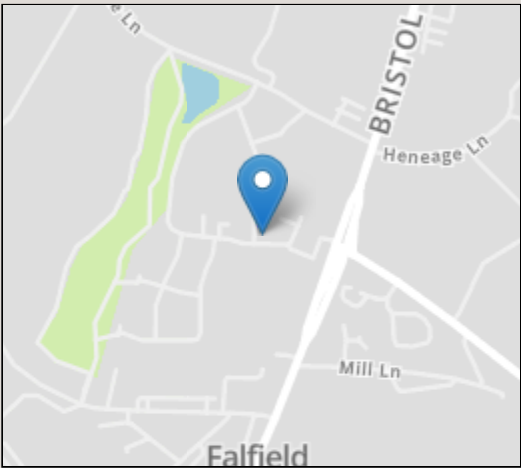
## Directions

From M5 J14 take the A38 north. Immediate left into Moorslade Lane then left again into Jenkinson Way. Drive on into the development, staying on the same road. No.41 will be found on your left hand side.

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

Management charges apply for the development, £386.86 per annum. **Tenure** - Freehold

## Contact & Viewing - Email: mil\_thornburysales@milburys.co.uk Tel: 01454 417336



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