

Milburys

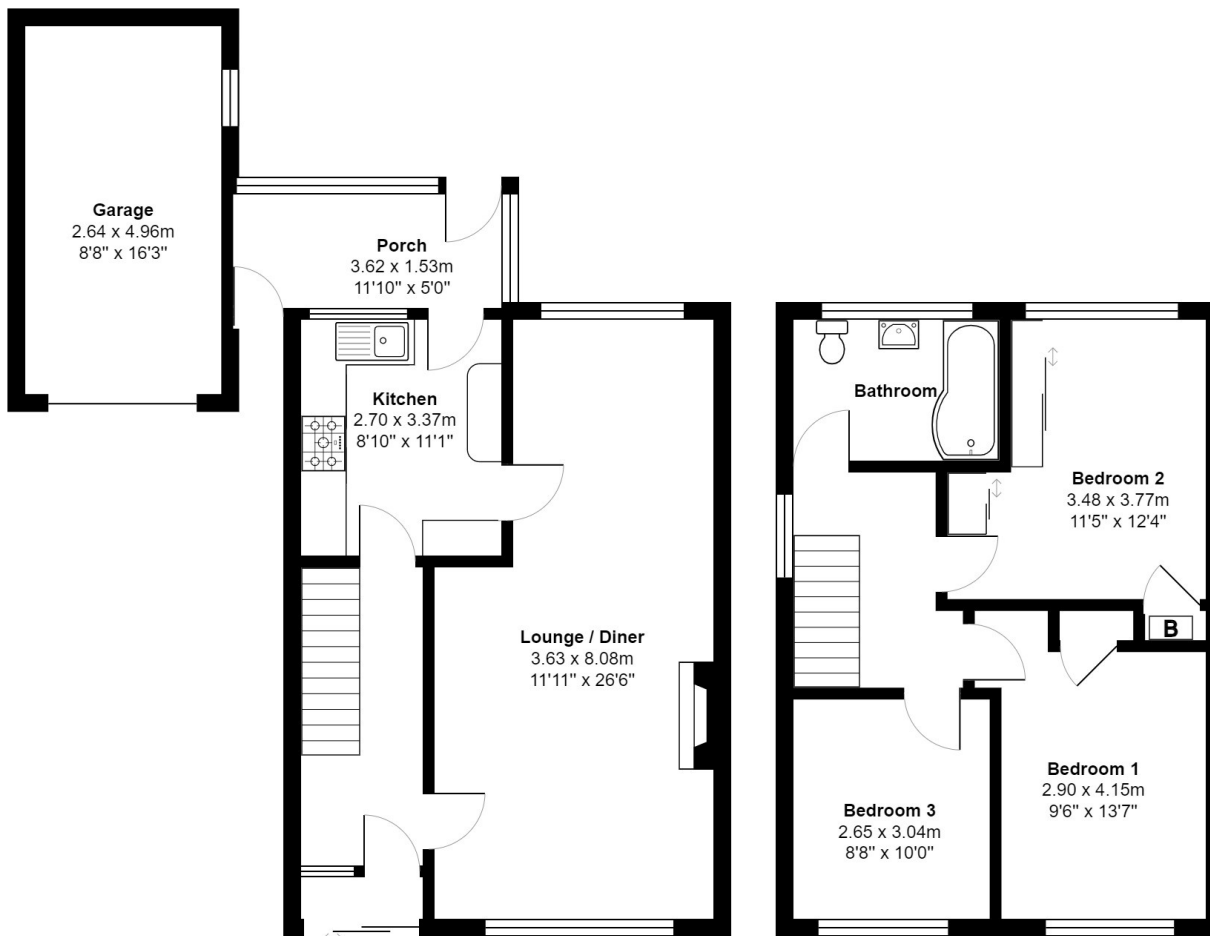
SALES LETTING MANAGEMENT



1 Strode Gardens, Alveston, Bristol, Gloucestershire, BS35 3PL

£365,000





# 1 Strode Gardens, Alveston, Bristol, Gloucestershire BS35 3PL

This beautifully presented family home is secreted away along a no through road in the much favoured village location of Alveston. The spacious driveway welcomes you in and allows parking for at least four vehicles. Crossing the threshold, the hallway provides plenty of space for coats and shoes or perhaps a pram if required! From there, access to the bright and airy dual aspect living/dining room with feature fireplace and hosting both sizeable dining and living suites. The kitchen is contemporary in design with shaker style units, plenty of storage for a family's mod-cons and access to the useful conservatory area off the back of the property. Upstairs there are three fantastic bedrooms, two doubles with built-in storage and a single currently utilised as office space. Completing the property is the modern family bathroom. Benefits include gas central heating and UPVC double glazing. The garden allows sunlight throughout the afternoon, the perfect space for alfresco dining and pottering in the summer months, laid mainly to lawn with patio area and side access. A short walk away is the local convenience store, café and both primary and secondary schools. A practical family home, in a lovely location presented beautifully by it's current owners- call today to arrange your tour!

## Situation

Alveston is a village north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the City Centre. The Severn Bridge and the M48 (M4/South Wales) are 4.6 miles to the west - ideal for commuters. It boasts a secondary school, [www.marlwood.com](http://www.marlwood.com) and St. Helen's Primary School, a useful parade of shops - including an award-winning butcher, cafe, hairdresser and post office, plus a public house and a hotel. The market town and local centre of Thornbury is 1.3 miles to the north.

## Property Highlights, Accommodation & Services

- Delightful three bedroom, semi-detached home in village location
- Sizeable lounge/diner with feature fireplace
- Contemporary kitchen with modern shaker style units
- Two double bedrooms with fitted wardrobes and one single
- Modern family bathroom
- Garden laid mainly to lawn with patio area and side access
- Off-street parking for multiple vehicles and single garage
- Presented beautifully throughout
- Benefits include gas central heating and UPVC double glazing
- A short stroll from all required local amenities

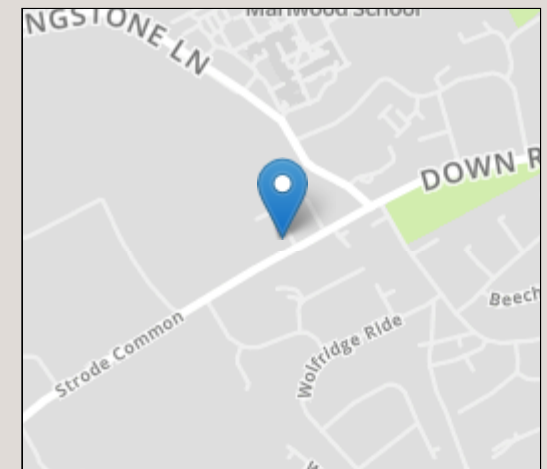
## Directions

Travelling north on the A38, turn left just past Alveston Church into Greenhill Road. At the 'T' junction turn left into Down Road. Proceed past the crossroads and along Strode Common. Strode Gardens can be found a short distance along on the right hand side, the property is the first on the left.

## Local Authority & Council Tax -

**Tenure** - Freehold

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(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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