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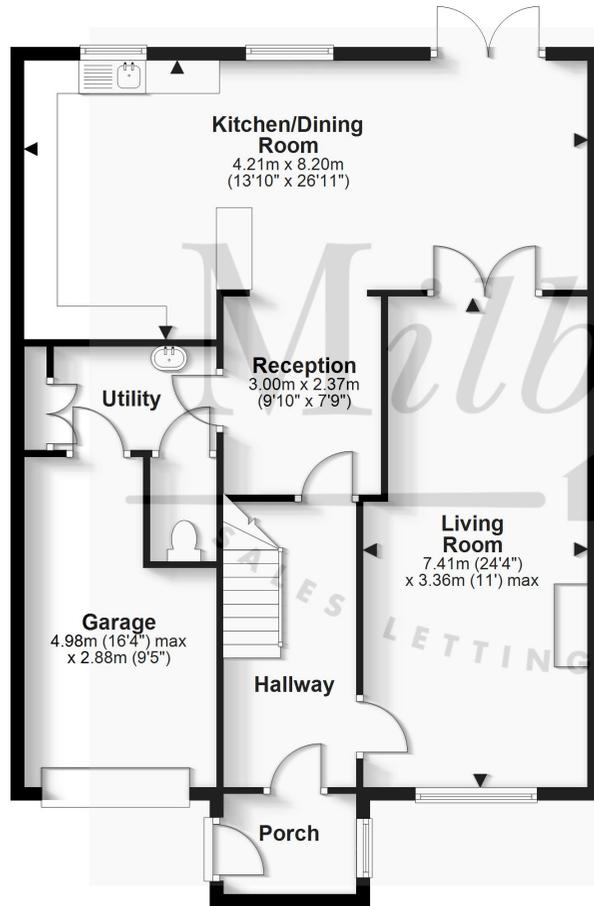
SALES LETTING MANAGEMENT



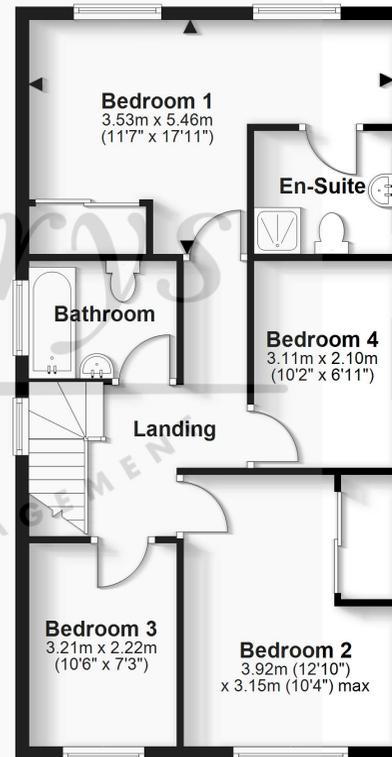
30 Bannetts Tree Crescent, Alveston, South Gloucestershire BS35 3LY

£519,950

Ground Floor
Approx. 96.8 sq. metres (1041.6 sq. feet)



First Floor
Approx. 58.4 sq. metres (628.1 sq. feet)



Total area: approx. 155.1 sq. metres (1669.7 sq. feet)

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



30 Bannetts Tree Crescent, Alveston, South Gloucestershire BS35 3LY

A fantastic family home that is a prime example of a property being both thoughtfully extended and modernised to create something very special and in a much loved village location, a short stroll from the local shops and excellent primary and secondary schools! A useful porch welcomes you in and provides access to the hallway and central staircase. To the right, a modern living space with feature fireplace and French doors opening on to the home's focal point; the open plan/kitchen/dining/breakfast room. A real hub of the home, with doors on to the garden and utility area. The kitchen provides welcome space for all required mod-cons and is tastefully designed with sleek, curved units and complimentary counter tops, proving to be both stylish and practical. The utility area features a useful sink with access to both the downstairs cloakroom and garage. Upstairs and the master bedroom provides both ensuite shower room and dressing area with built in wardrobe. There are three further generous bedrooms, the second with built in storage. The light and bright family bathroom with shower over completes the first floor. Laid mainly to lawn, with raised decked area, feature pond, shed and mature shrubs and hedgerow, the garden provides plenty of space for children to play or adults to potter in the spring and summer months. The property's frontage hosts ample parking and curb appeal in abundance. A proper family home, whereby from the moment you open the door you can tell that it has been much loved by the current family and grown along with them, ready to make new memories with new owners in the years to come. Call today to arrange a viewing.

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 and St. Helen's Primary School, plus a useful parade of shops - including an award-winning butcher and a post office, plus a public house and a hotel overlooking the cricket club. The market town and local centre of Thornbury is 1.3 miles to the north.

Property Highlights, Accommodation & Services

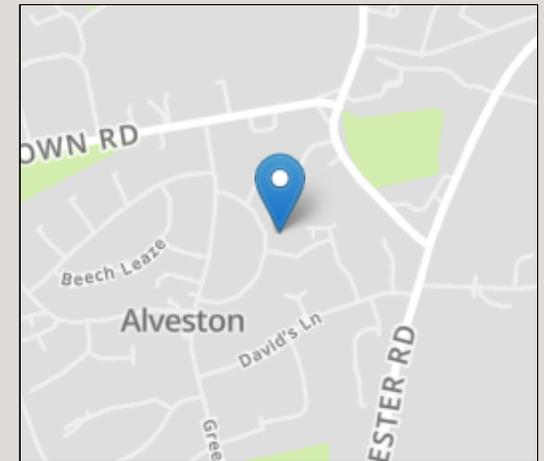
- Fantastic Four Bedroom Family Home In Sought After Village Location
- Thoughtfully Extended To The Rear Creating An Incredible Kitchen/Dining Room
- Useful Additional Utility Area And Downstairs Cloakroom With Internal Access To The Garage
- Dual Aspect Living Room Of A Generous Size With Feature Fire
- Sizeable Master Suite With Dressing Area And Ensuite
- Three Further Generous Bedrooms
- Modern In Design Throughout and In Pristine Condition
- Large Rear Garden And The Front Providing Ample Parking
- Benefits Include UPVC Double Glazing And Gas Central Heating
- A Short Stroll To Local Shops, Schools And Lovely County Rambles

Directions

Travelling north along the A38, turn left at St.Helen's church into the village of Alveston, past St. Helen's school. Bannetts Tree Crescent is the second turning on the right hand side, opposite the parade of shops, the property is a short drive along on the right hand side.

Local Authority & Council Tax -

Tenure - Freehold



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