



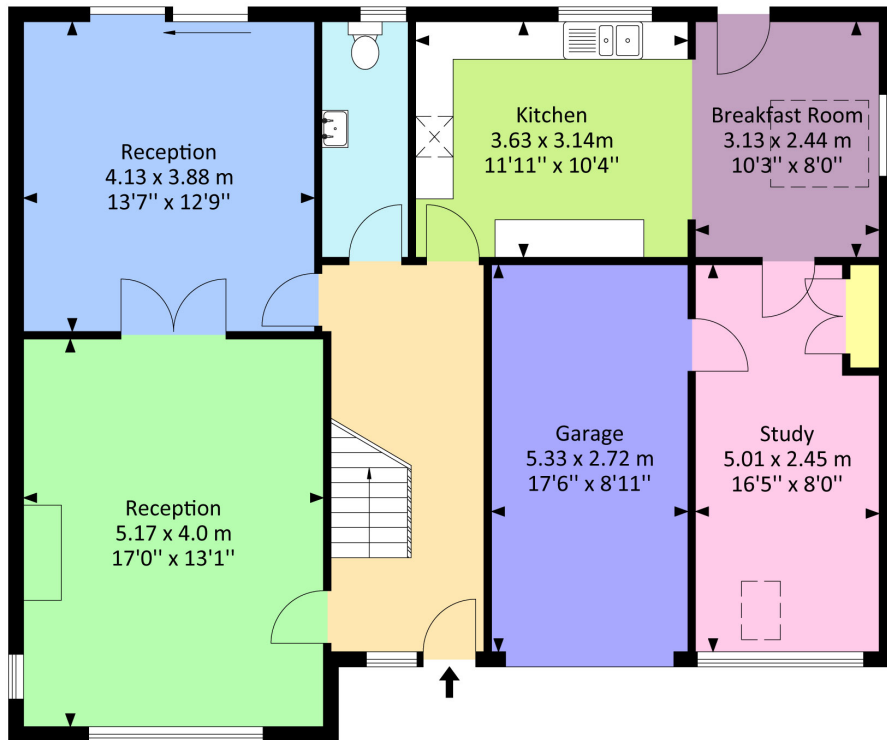
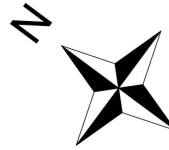
3 Glebe Field, Lower Almondsbury, Bristol, BS324DL

Internal Area (Approx)

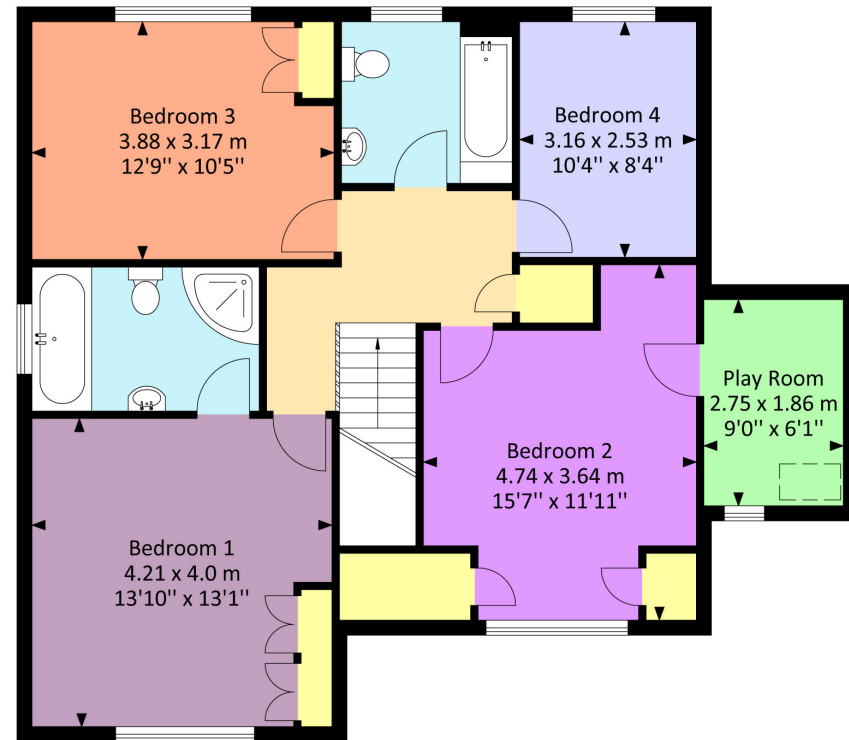
182.0 Sq.M / 1958.50 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor

3 Glebe Field, Lower Almondsbury, South Gloucestershire BS32 4DL

Set in an enviable location and in the sought-after village of Lower Almondsbury, we are delighted to offer for sale this detached family home offering all the space required for a growing family! And, as an added extra, it has consent (P24/01753/HH) to expand further with the 'erection of a single-storey side and rear extension to form additional living accommodation'. Glebe Field is a select development of established detached properties, within walking distance of all the village amenities including a primary school, doctors' surgery, dentist, community shop and 'The Bowl Inn' Public House. As you approach the front driveway you are instantly drawn to the generous frontage setting the scene perfectly. A welcoming hallway sits centrally in the property with a large dual-aspect lounge/dining room to the left with a wood-burning stove and patio doors to the garden. To the right is a smart fitted kitchen with separate breakfast area plus an additional reception room, useful as a generous home office or playroom perhaps. Moving up to the first floor, the family accommodation is equally impressive with four double bedrooms and the family bathroom. The principal bedroom has a range of fitted wardrobes and an en-suite bathroom, bedroom two has its own unique 'den' off the bedroom - the perfect hideaway for children to read, or for gaming. Outside the gardens are level with plenty of space for gardening enthusiasts to enjoy, children to play and summer entertaining on the rear patio. Borders are full of interest and colour, there is a garden shed to the side and pedestrian access to the front where you will find a further area of lawn, a single integral garage, plus off-street parking. We anticipate an immediate response, so make sure you book your viewing request today!

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' 2023). 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

- Impressive Family Home Substantially Updated/Upgraded By The Current Owners, Fantastic Opportunity!
- Planning Consent For Single Story Side Extension (P24/01753/HH)
- Walking Distance To All Village Amenities Including Primary School, Community Shop And Village Pub
- Dual Aspect Lounge/Dining Room With Wood-Burning Stove And Patio Doors To Garden
- Smart Fitted Kitchen With Separate Breakfast Area
- Separate Home Office/Playroom, Integral Door To Garage, Cloakroom
- Principle Bedroom With En-Suite Bathroom And Separate Shower Cubicle, Fitted Wardrobes
- Three Further Double Bedrooms, Bedroom Two With Unique Children's 'Den', All Sharing The Family Bathroom
- Beautifully Maintained And Cared-For Garden With An Abundance Of Flower And Shrub borders, Generous Patio, Areas To Sit And Relax
- Generous Front Garden With Off-Street Parking, Single Garage, Oil Central Heating And Double Glazing Throughout

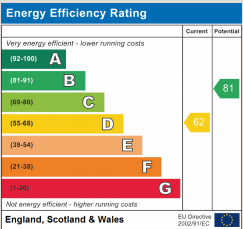
Directions

Travelling north along the A38 from the M5, take your 5th left into The Scop. Glebe Field is at the bottom of the hill, on the left hand side. Once in the cul-de-sac follow the road round to the left and No.3 is the first property on your left.

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

Tenure - Freehold

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





