

Milburys

SALES LETTING MANAGEMENT



11 Lime Kiln Court, Itchington, South Gloucestershire BS35 3AB

£675,000

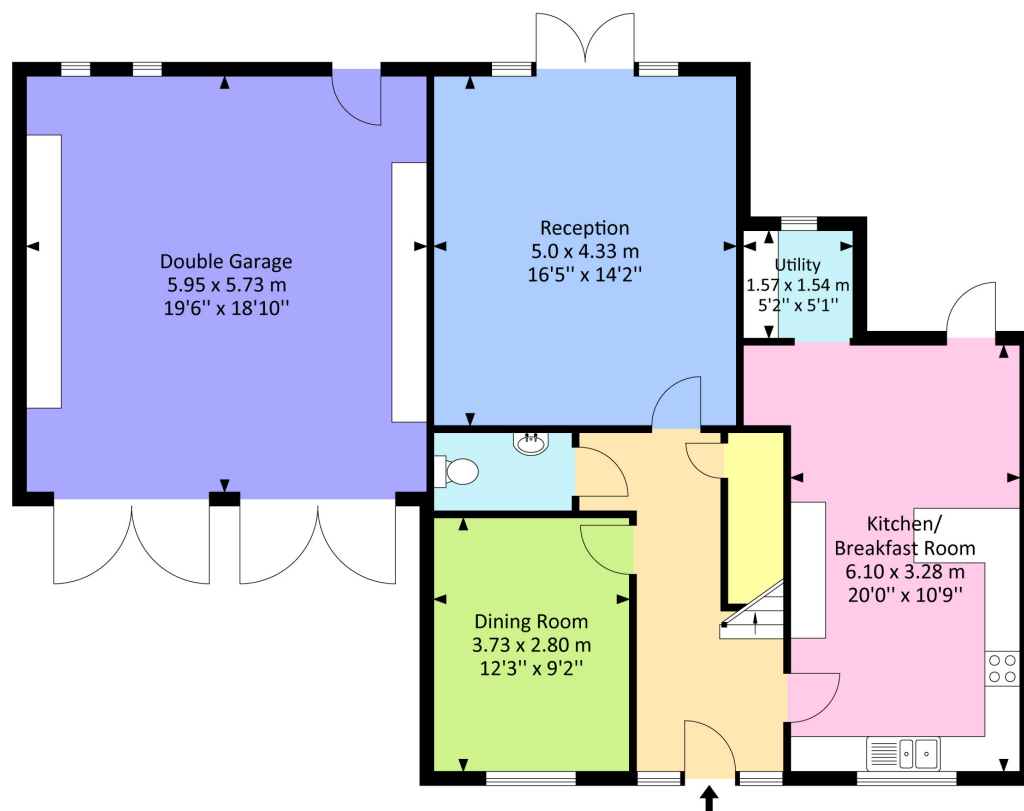
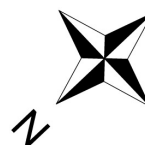
11 Lime Kiln Court, Itchington, Bristol, BS35 3AB

Internal Area (Approx)

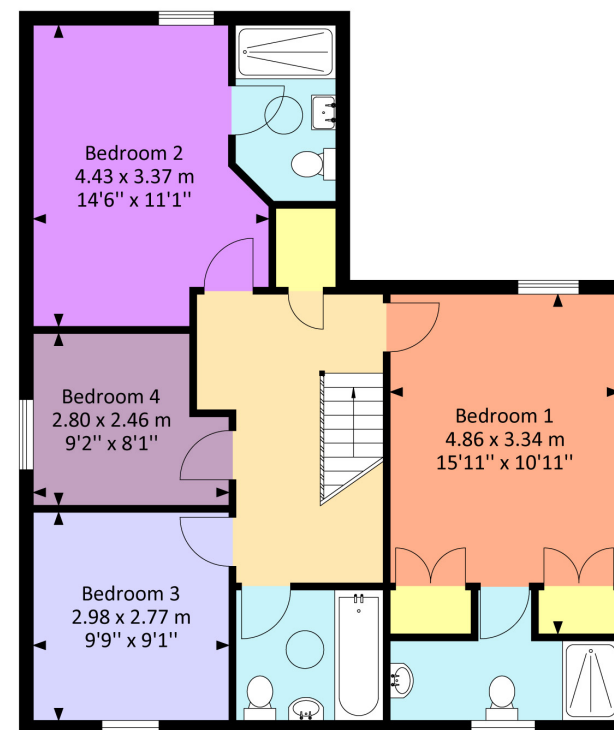
173.80 Sq.M / 1871.30 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor

11 Lime Kiln Court, Itchington, South Gloucestershire BS35 3AB

Situated on one of the best plots on this select development, we are delighted to offer for sale this immaculately presented family home which will be the envy of many and all ready to move straight into. And if the interior isn't impressive enough, then look no further than the rear garden with its south-easterly aspect and views which stretch for miles across open countryside. Once inside, you can't help but be grabbed by the presentation, evident throughout the property. It includes two separate reception rooms - the lounge with French doors to the garden, plus a separate dining room. Across the hallway is a beautifully fitted kitchen/breakfast room with high quality fixtures and fittings, a French door to the garden and a separate utility space. Integrated appliances include fitted fridge/freezer, oven and hob, plus a dishwasher. A useful cloakroom completes the ground floor. Moving on to the first floor there are four generous bedrooms, both principal and guest bedrooms with en-suite facilities and built-in wardrobes. The family bathroom has a shower over the bath. The rear garden has been sectioned into sitting and entertaining areas along with flower and shrub borders, plus a generous area of lawn for children to let off steam. There is a double garage to the side with an electric charging point and off-street parking. Benefits includes LPG central heating (under-floor heating on the ground floor), double-glazing and private drainage (fees apply), solar panels and battery storage. Come and be 'Wowed', you won't be disappointed!

Situation

Itchington is in the Parish of Alveston and nestles between the A38 at Grovesend and the village of Tytherington with its community shop/post office, The Swan Public House, children's play park, Tytherington Rocks football club and St James Church. Alveston boasts a larger range of shopping facilities plus a primary and secondary school. For more extensive amenities Thornbury is approximately 3 miles distance with supermarkets, an active High Street, Leisure Centre, Golf club, restaurants and pubs. Itchington offers access to a wealth of country walks, including a footpath into Tytherington Village and for commuters, Bristol Parkway Station is 6 miles and a 20 minute drive.

Property Highlights, Accommodation & Services

- Immaculately Presented Throughout
- South-Easterly Facing Enclosed Rear Garden With Outlook Across Open Countryside
- Select Development Built In 2015 - Remainder Of NHBC
- Lounge With French Doors To The Garden
- Separate Dining Room/Play Room/Study
- Beautifully Fitted Kitchen - Quality Fittings And Flooring - Space For Breakfast Table And Chairs - Separate Utility
- Principal Bedroom With En-Suite And Fitted Wardrobes
- Guest Bedroom With En-Suite And Fitted Wardrobes
- Double Garage, Off-Street Parking, Electric Car-Charging Point
- Double Glazing, LPG Heating (Underfloor Heating On the Ground Floor), Private Drainage Plant, Solar Panels And Battery Storage

Directions

Travelling north on the A38 and just before the traffic lights at Grovesend, turn right into Itchington Road/The Slad. Continue along this lane passing under the motorway bridge. Proceed down the hill at at the clearing turn left into Lime Kiln Court. Continue on and at the far end turn left, over the cattle grid, and into the development. Follow the road round to the right and No 11 can be found in the far right hand corner.

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

Management fees apply **Tenure** - Freehold

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

