

Milburys

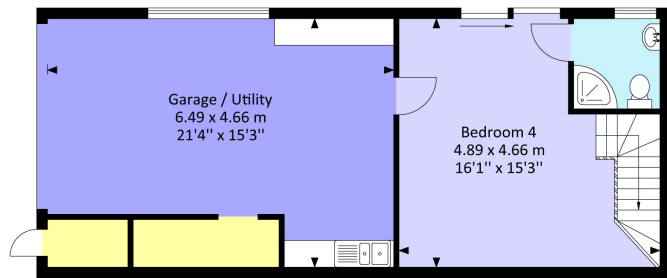
SALES LETTING MANAGEMENT



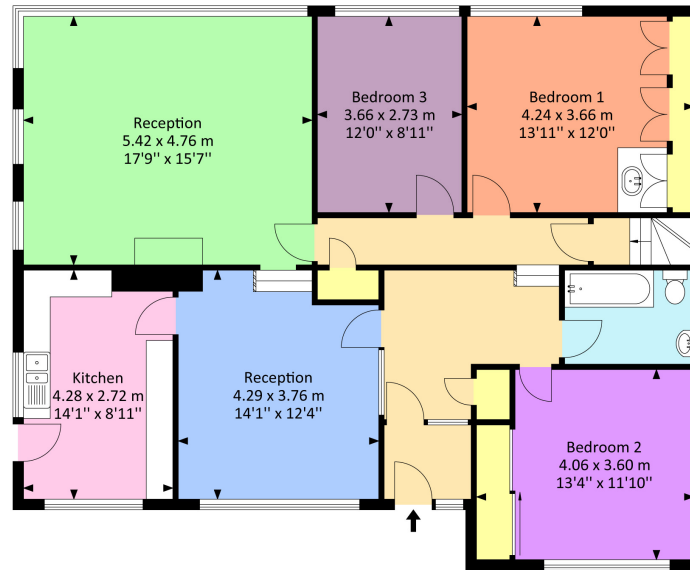
1 Holly Close, Alveston, South Gloucestershire, BS35 3PW

£670,000

1 Holly Close, Alveston, Bristol, BS353PW  
 Internal Area (Approx)  
 172.10 Sq.M / 1852.80 Sq.Ft  
 For identification only. Not to scale.  
 Produced by Energy Plus



Lower Ground Floor



Upper Ground Floor



# 1 Holly Close, Alveston, South Gloucestershire BS35 3PW

This unique family home offers versatility, light and space in abundance plus elevated views across open countryside! What may appear to be a generous bungalow from the outside is actually a split-level house situated in a sought-after residential area of Alveston close to village shops, schools and country rambles from the threshold. Entering through the front door a welcoming entrance hall sits almost centrally drawing you in to what lies beyond the closed doors! To the left is the dining room with smart kitchen beyond with a range of fitted units and side door to outside. Steps from the dining room lead you up to first floor lounge, swathed in light with its large picture window overlooking the garden and beyond, and in the cooler months is the original open fireplace. On this level are three double bedrooms, two with an outlook over the garden and all share the family bathroom. A wooden spiral staircase from the hallway leads down to the guest bedroom with en-suite shower room with patio doors to outside. A door leads from the bedroom into the larger than average single garage with store rooms to the side and utility area at the rear. (Subject to necessary planning consents, this could be converted to a fantastic open plan kitchen/family/dining area running right across the rear) Outside the mature and well-tended gardens are tiered and offer a haven for keen gardening enthusiasts and children to let off steam. A driveway to the side of the property leads down to the garage with off-street parking. Benefits include gas central heating and double glazing. This is a property you won't want to miss, make your viewing request today!

## 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, 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

- Impressive Detached Family Home, Individually Designed Offering Flexible Accommodation
- Prime Village Location, Elevated And Overlooking Open Countryside
- Light And Space In Abundance
- Lounge With Large Picture Window And Fireplace, Separate Dining Room
- Fitted Kitchen/Breakfast Room With Appliances
- Three Double Bedrooms, Family Bathroom, Plus Lower Ground Floor Guest Bedroom With En-Suite Shower Room
- Well Tended Gardens With Mature Trees, Shrub And Flower Borders
- Double Garage With Utility Area At The Rear, Off-Street Parking
- Double Glazing And Gas Central Heating

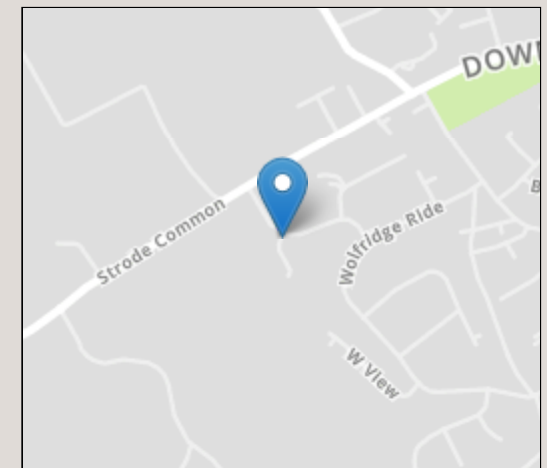
## Directions

Travelling north on the A38 turn left at the traffic lights signposted to Thornbury. Take the first left into Down Road, opposite The Ship Inn. Continue along until you reach of the edge of Alveston turning left into Lime Grove. Holly Close is the first turning on the right and No 1 is on the corner.

**Local Authority & Council Tax** - South Gloucestershire Council - Tax Band F

**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		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(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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