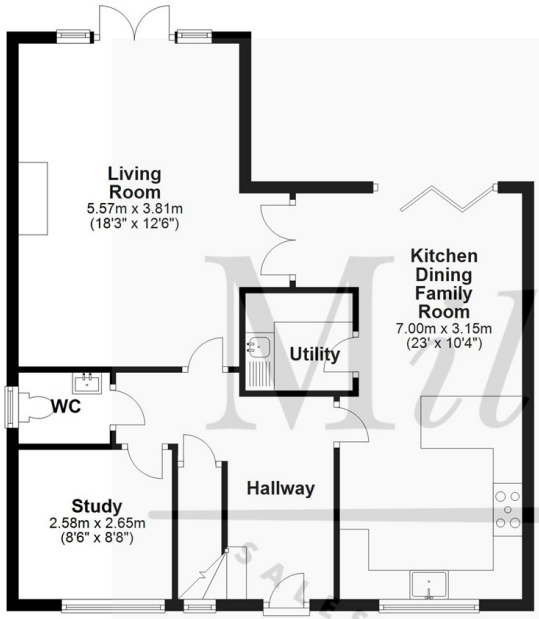
Mulberry House 12A The Down, Alveston, South GloucestershireBS35 3PH **£650,000**

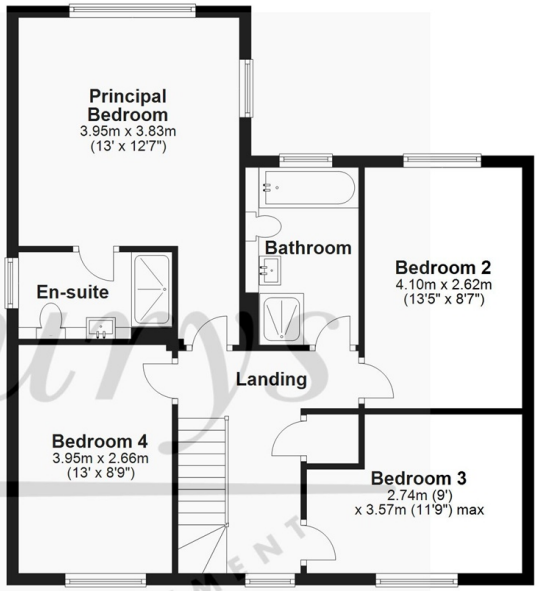
Ground Floor

Approx. 70.7 sq. metres (760.7 sq. feet)



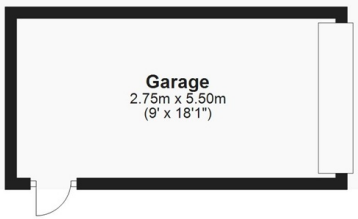
First Floor

Approx. 71.5 sq. metres (769.1 sq. feet)



Garage

Approx. 15.1 sq. metres (162.9 sq. feet)



Total area: approx. 157.3 sq. metres (1692.7 sq. feet)

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

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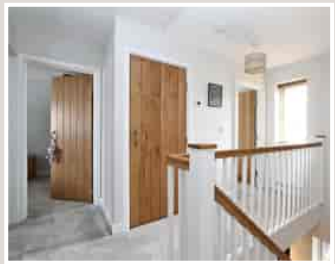
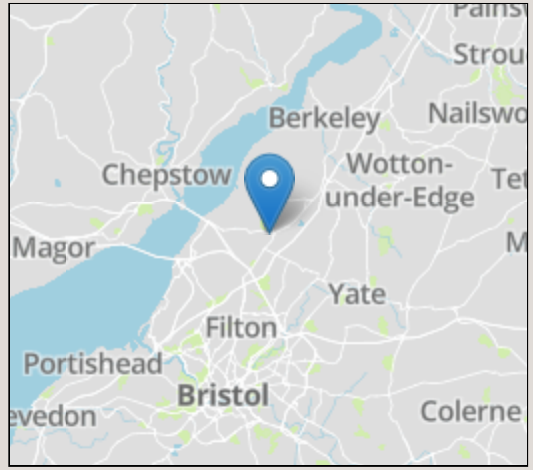
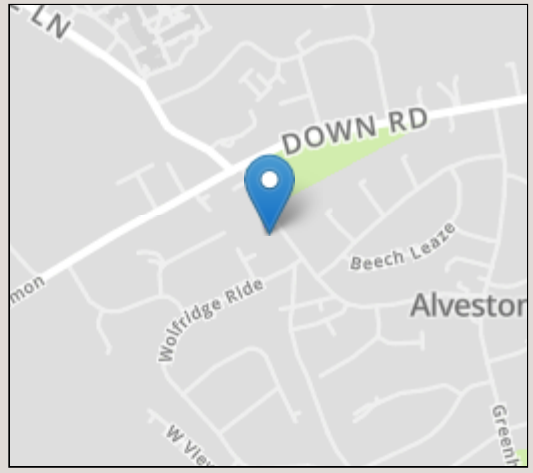


The Property Ombudsman

Mulberry House 12A The Down, Alveston, South GloucestershireBS35 3PH

New to the market! This immaculately presented detached village home was completed in 2018. It is tucked away on a private road within walking distance of all Alveston's amenities and is finished to an exceptionally high standard throughout. Special features include engineered oak flooring, underfloor heating on the ground floor, a wood-burning stove in the lounge and a fantastic open-plan kitchen/dining/family room with tri-fold doors to the patio - perfect for al-fresco dining! The kitchen area is beautifully fitted, including granite surfaces and a breakfast bar. This space also has double doors connecting through to the lounge which in turn has French doors to the garden. There is a cloakroom off the hallway, a utility room and a study/playroom as well! Moving upstairs we discover the principal bedroom with en-suite shower room, three further double bedrooms and a very smart family bathroom. Outside a single garage sits at the end of the enclosed rear garden and, to the front, are two off-street parking spaces. Mulberry House comes with the remainder of an LABC warranty dated 2018 and can be purchased with no onward chain!





Situation

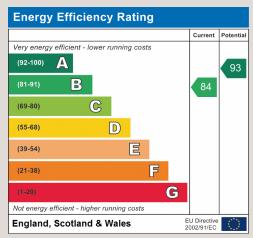
Alveston is a village north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the City Centre. The Severn Bridge and the M48 (M4/South Wales) are 4.6 miles to the west. - ideal for commuters. It boasts a secondary school,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

- Exceptional Detached Modern Family Home Completed In 2018 • Presented To An Exceptional Standard
- Walking Distance To Village Amenities Including Schools, Play Park And Local Shops In Greenhill Parade
- Welcoming Entrance Hall With Understairs Storage • Dual-Aspect Lounge With Wood-Burning Stove And French Doors To Garden
- Smart Fitted Kitchen/Dining/Family Room With Granite Worktops And Tri-Fold Doors To Garden • Study/Playroom
- Four Double Bedrooms - Principle Bedroom With En-Suite Shower Room • Luxury Bathroom Suite With Separate Shower Cubicle
- Enclosed Rear Garden - Single Garage - Off-Street Parking

Directions

Travelling southwards through the village along Down Road, turn left opposite Vattingstone Lane into The Down. Mulberry House is set back from the lane on the left hand side, just beyond the play-park.



Local Authority & Council Tax - - Tax Band E

Tenure - Freehold

Additional Information -

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

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