

Milburys

SALES LETTING MANAGEMENT

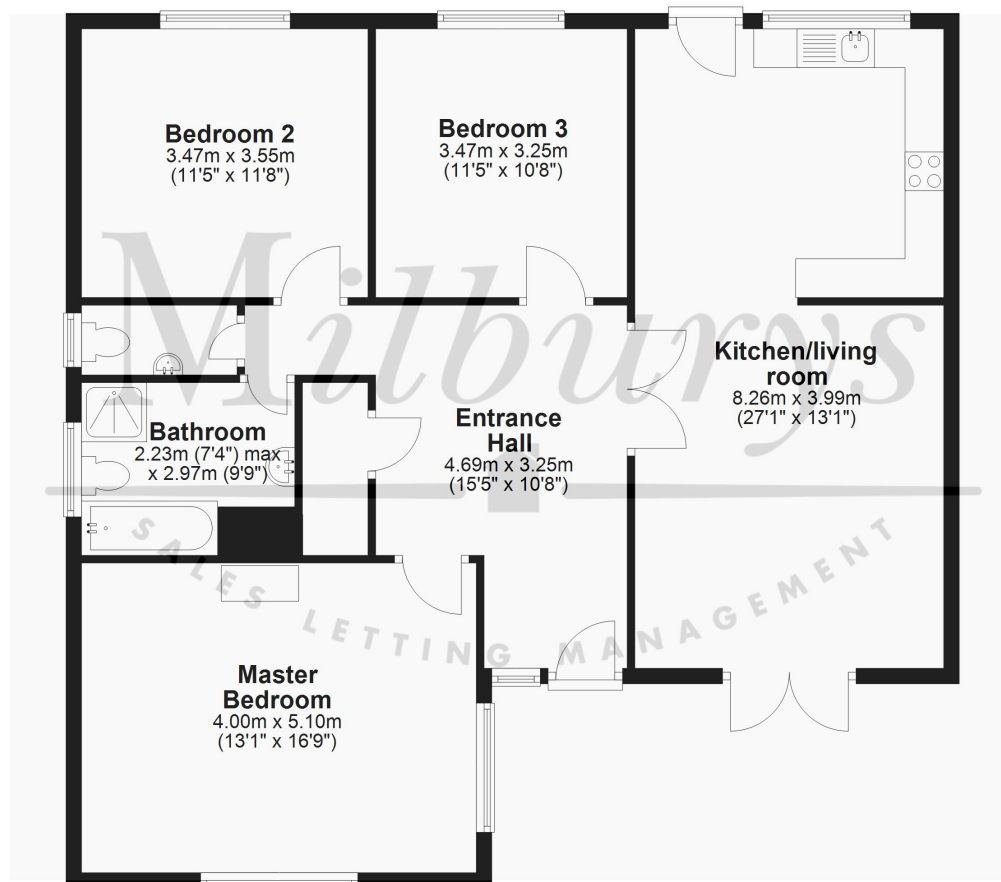


14 Willow Bank, The Scop, Almondsbury, South Gloucestershire BS32 4DU

£499,999

## Bungalow

Approx. 105.3 sq. metres (1133.6 sq. feet)



Total area: approx. 105.3 sq. metres (1133.6 sq. feet)

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



# 14 Willow Bank, The Scop, Almondsbury, South Gloucestershire BS32 4DU

Situated along "The Scop", charming, quiet and nestled-in, offering complete privacy in the heart of Almondsbury, what a property to be had! Renewed and modernised by the current owners, all the hard work has been done for you. With three bedrooms and open plan living, you will not want to miss out on this property! Entering into the spacious hallway, take a left through the glass double doors into the open plan living space. Starting with a vibrant, smart fitted kitchen with integrated appliances and space for the all important dining table it is already winning hearts. Moving to the lounge and there is a modern feature media wall and French doors opening out onto a decked glass balcony, it really does provide a feeling of luxury. The spacious principle bedroom hosts classic fitted wardrobes and the feeling of romance is sparked from the stunning wood-burning stove. Bedrooms two and three are also doubles. The stylish family bathroom benefits from a separate shower cubicle along side the bath and vanity. The low maintenance garden is divided into two, to the right, a large patio for dining alfresco and to the left, artificial lawn for garden games. Further benefits include, oil central heating and double glazing. Hurry and book a viewing 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' 2017). 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](http://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

- Discreet And Charming Three Double Bedroom Detached Bungalow
- Open Plan Dual Aspect Living/Kitchen Area
- Lounge Media Wall Featuring Electric coal Effect Fireplace
- Modern Kitchen/Diner With Integrated Appliances
- Principle Bedroom With Classic Fitted Wardrobes And Woodburner
- Lounge Terrace With Composite Decking And Glass Balcony
- Additional Cloakroom
- Private Garden With Patio
- Garage And Parking For At Least Two Cars
- Oil Central Heating And Double Glazing

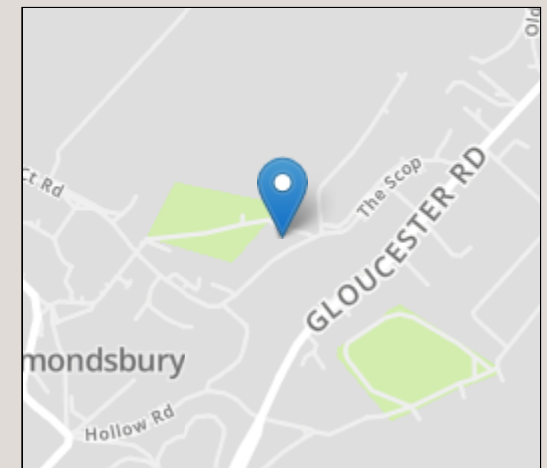
## Directions

Travelling north from M5 J16 along the A38, look out for 'The Scop' on your left hand side, just before the pelican crossing. Turn in and start to drop down the hill. Willow Bank can be found a short way down on your left.

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

**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		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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