

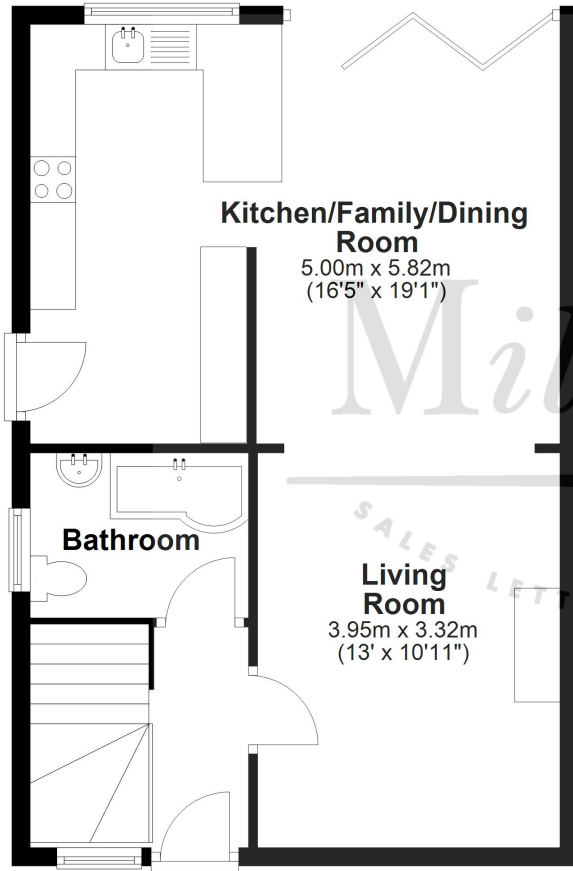


6 Walnut Tree Close, Almondsbury, South Gloucestershire BS32 4EE

£485,000

Ground Floor

Approx. 53.4 sq. metres (574.6 sq. feet)



Kitchen/Family/Dining Room

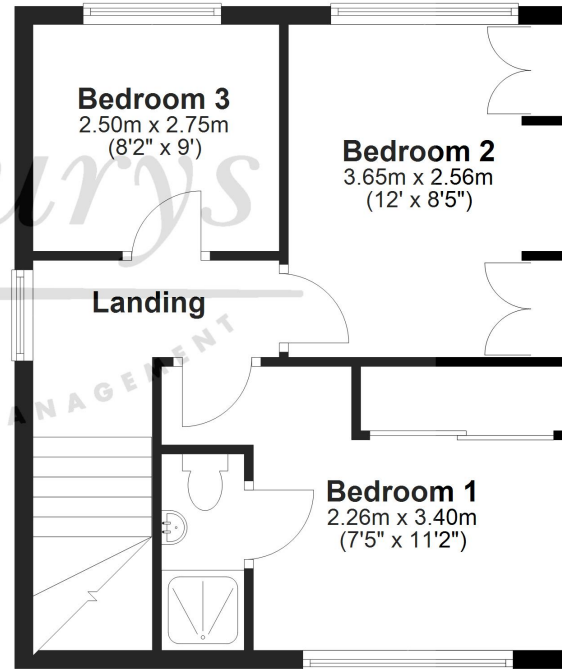
5.00m x 5.82m
(16'5" x 19'1")

Bathroom

Living Room
3.95m x 3.32m
(13' x 10'11")

First Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Bedroom 3
2.50m x 2.75m
(8'2" x 9')

Bedroom 2
3.65m x 2.56m
(12' x 8'5")

Landing

Bedroom 1
2.26m x 3.40m
(7'5" x 11'2")

Total area: approx. 93.7 sq. metres (1008.5 sq. feet)

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



6 Walnut Tree Close, Almondsbury, South Gloucestershire BS32 4EE

Located in the heart of Lower Almondsbury village, this three bedroom extended family home is simply perfect and finished to the highest of standards. Nestled in a charming cul-de-sac with all the village amenities on your doorstep, such as community shop, a popular village pub/restaurant, church and many more, it will win over many hearts. Upon entry, you are welcomed into the hallway flooded by light and warmth. The lounge/diner is off to the right, large window to the front and electric 'wood-burner' focal point. Continuing into the extended dining room with bi-fold doors opening out onto the rear decking area and Velux windows providing a homely feel. From the dining room, you will locate the smart fitted kitchen which boasts a modern aesthetic and benefits from all the appliances secreted away within its design. The family bathroom can also be located on the ground floor, elegantly presented with shower over bath, vanity and W/C. Moving to the first floor, three bedrooms, principal bedroom offering ensuite shower room and fitted wardrobes and bedroom two again, benefiting from fitted wardrobes. Externally, an enclosed rear garden laid to lawn, decking and patio. Furthermore a garage, car port and generous off street parking. This property really is special and we encourage an early viewing.

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

- Immaculately Presented To A High Standard Three Bedroom Semi Detached Property
- Located In The Ever Popular Village Of Lower Almondsbury
- Two Doubles And One Single Bedroom
- Incredible Smart Fitted Kitchen With Integrated Appliances
- Lounge/Diner With Bi-Fold Doors To Rear Garden
- Ground Floor Family Bathroom With Shower Over Bath
- Principal Bedroom With Ensuite And Fitted Wardrobes
- Enclosed Rear Garden With Decking, Lawn And Patio
- Garage, Carport And Off Street Parking

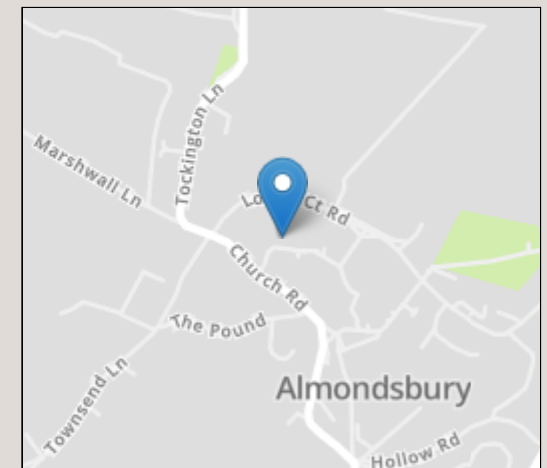
Directions

From J16 of the M5 take the A38 north. Take the third left at the brow of the hill into Over Lane. Drop down the slope and turn right opposite the garden centre into Sundays Hill. Follow the road into the village, passing the school on your left, the church on your right and the community shop, again on the left. Take the next right hand turn into Walnut Tree Close, Follow the road round and No.6 can be found on your left.

Local Authority & Council Tax -

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





www.milburys.co.uk