

Total area: approx. 143.5 sq. metres (1544.1 sq. feet)

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



10 The Crescent, Old Down, South Gloucestershire BS32 4PJ

Nestled in the crescent of one of Old Downs most favoured locations, surrounded by open countryside and green spaces is this fantastically extended semi-detached home awaiting new stewardship. If you're looking for a property that is in immaculate condition and ready to move into then you have found the one! Stepping through the front door and down the hallway to the incredible open plan kitchen, dining, family room which stretches across the rear of the property, the perfect space for entertaining all your friends and family. The modern kitchen benefits from integrated appliances including a double oven and wine fridge. There is a dedicated office space with French doors onto the garden, separate utility room, WC and large garage offering ample storage space. To the front is a separate living room with cosy log burner providing warmth during the colder months. Upstairs you will find two generous double bedrooms, a comfortable single and family bathroom with shower over. The enclosed, low maintenance rear garden faces west and show cases the stunning sunsets across the open countryside behind. The property benefits from a generous amount parking to the front, gas central heating and UPVC double glazing. Viewings are highly recommended before it goes!

Situation

The village of Old Down is situated approximately 2.5 miles to the local centre of Thornbury, 1.2 miles to the south-west of Marlwood Secondary school (www.marlwood.com), 4.5 miles to the north of the M4/M5 interchange and 7.3 miles north of Bristol Parkway station. The neighbouring villages of Alveston and Olveston provide a good range of local shops. Old Down boasts an excellent public house, 'The Fox', a cricket club (www.olddowncricketclub.co.uk) and Old Down Estate country park (www.olddownestate.co.uk). It is surrounded by open countryside and woodland walks.

Property Highlights, Accommodation & Services

- Nestled In A Popular Crescent Within A Village Location
- Open Countryside And Green Spaces On Your Doorstep
- Extended Semi Detached Family Home
- Open Plan Kitchen/Dining/Family Room With Smart Fitted Kitchen And French Doors To The Rear Garden
- Office Space, Utility, WC And Large Spacious Garage
- Cosy Living Room With Woodburner
- Three Bedrooms - Two Double And One Single
- Modern Family Bathroom
- Enclosed Low Maintenance Rear Garden
- Benefits Include Parking For Multiple Cars, Gas Central Heating and UPVC Double Glazing

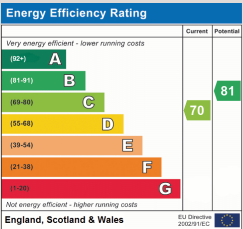
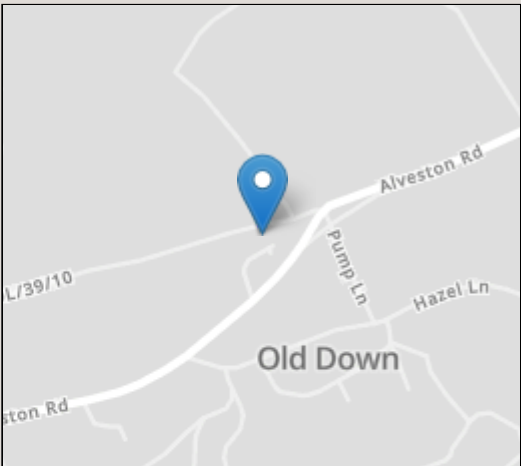
Directions

Travelling in a south-westerly direction along Alveston Road, The Crescent can be found on the right hand side, just past Pump Lane. Enter into the crescent and No. 10 can be found near the end on the left hand side.

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

Tenure - Freehold

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



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