

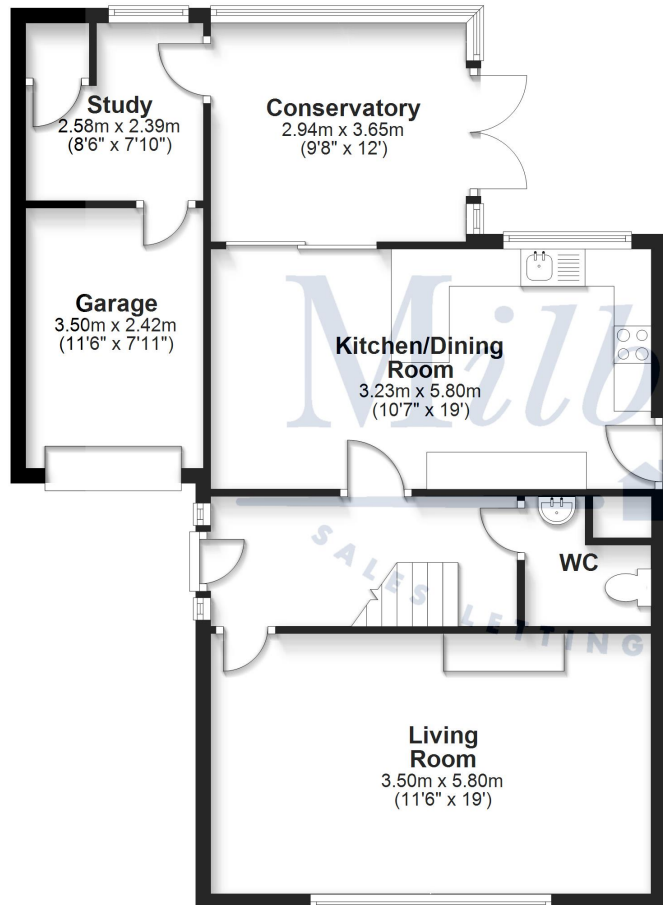


5 Downs Close, Alveston, South Gloucestershire BS35 3JH

£480,000

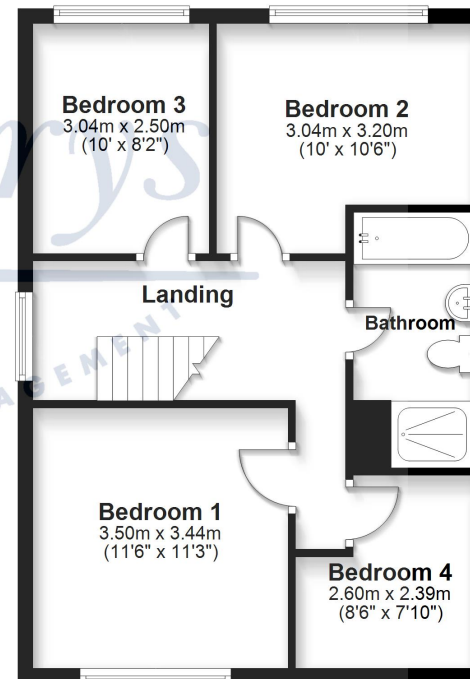
### Ground Floor

Approx. 77.2 sq. metres (831.0 sq. feet)



### First Floor

Approx. 50.8 sq. metres (546.9 sq. feet)



Total area: approx. 128.0 sq. metres (1378.0 sq. feet)

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



# 5 Downs Close, Alveston, South Gloucestershire BS35 3JH

A most impressive four bedroom detached family home in a small cul-de-sac, in the sought after village of Alveston, finished to an exceptional standard! What more could you ask for? With off street parking and a private rear garden, it is going to tick all the boxes. Starting with a mention of the well proportioned rooms to both the ground and first floor, entering through the front door into the spacious hallway, you will find the lounge to the right, with an impressively sized window allowing light to flood in and a wood-burning stove as the focal point, it will be the perfect place to relax in the Autumnal months. Moving on to the newly fitted contemporary yet simplistic kitchen/diner, with ample wall and base units and space for a full size dining suite. The conservatory can be found to the rear with access to the home office and garage store, plus French doors leading out to the fantastic rear garden! Moving to the first floor, you will be greeted by four bedrooms, three double's and one single all beautifully presented and a newly fitted family bathroom with separate walk-in shower and vanity. Practical benefits include, gas central heating and double glazing. This property is ready and waiting for the next family to enjoy! Book your viewing 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, 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

- Four Bedroom Detached Family Home In A Small Cul-De-Sac
- Three Doubles And One Large Single
- A Fantastic Contemporary Newly Fitted Kitchen/Diner
- Newly Fitted Family Bathroom With Separate Walk In Shower
- Home Office And Garage Store
- Conservatory And Cloakroom
- Large Enclosed Rear Garden
- Short Stroll To Village Parade Of Shops
- Off Street Parking For 4/5 Cars

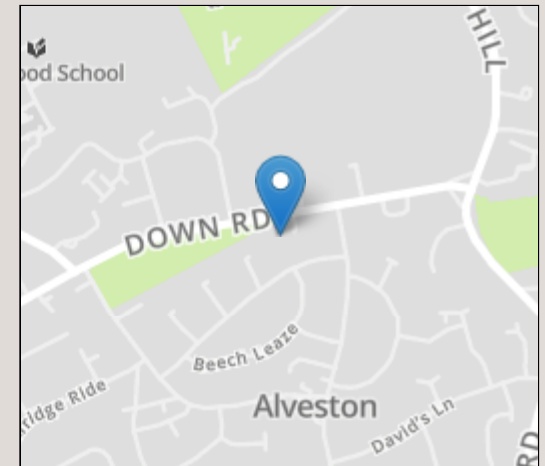
## Directions

Travelling north into Alveston along the A38, turn left at the traffic lights just before the 'Hyundai' garage towards Thornbury. Take the very next left into Down Road, opposite 'The Ship' hotel, continue for a short distance and Downs Close can be found on your left, with No5 on the right.

**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		85
(69-80)	C	73	
(55-68)	D		
(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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