

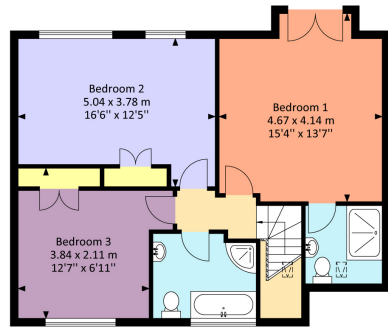


49 Wolfridge Ride, Alveston, South Gloucestershire, BS35 3RL

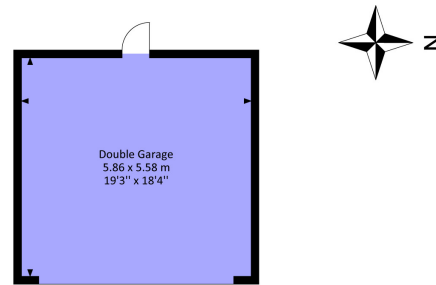
£725,000



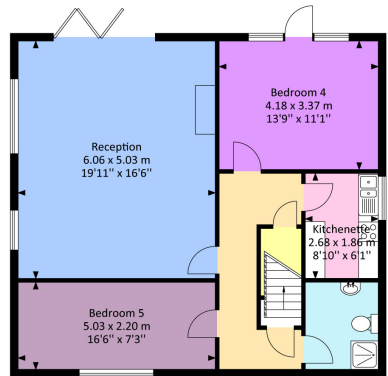
49 Wolfridge Ride, Alveston, South Gloucestershire  
 Internal Area (Approx)  
 262.60 Sq.M / 2826.10 Sq.Ft  
 For identification only. Not to scale.  
 Produced by Energy Plus



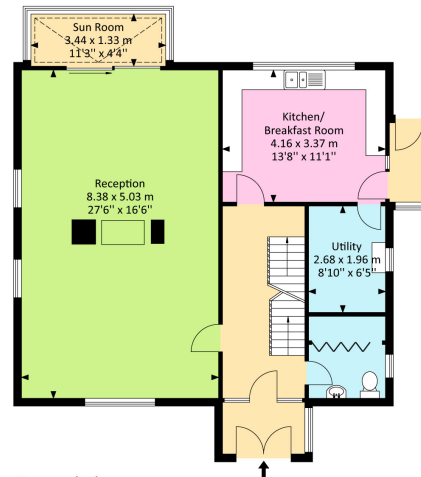
First Floor



Garage



Lower Ground Floor



Ground Floor



## 49 Wolfridge Ride, Alveston, South Gloucestershire BS35 3RL

Welcome to this fantastic versatile detached family home in a very desirable residential area of Alveston, within walking distance of all amenities and country walks from the threshold. It's difficult to know where to start with all that's on offer! Spread across Three floors you are spoilt for choice, or the accommodation can be split - ideal for a dependent relative perhaps, a teenagers retreat, or for those running a business from home. As you enter the front door a fantastic dual aspect lounge/dining room awaits you with central wood-burning stove serving both rooms, plenty of space to entertain and at the far end a double glazed conservatory, large enough to sit and enjoy the garden and surroundings whatever the weather! Continue along the entrance hall to a very smart fitted kitchen/breakfast room with an outlook across roof tops and a door with steps down to the garden. A separate utility and cloakroom with plenty of storage completes this floor. Moving up the staircase you will find three double bedrooms, all with wardrobe storage, the principal bedroom with its own en-suite and a family bathroom with separate shower cubicle. Back down to the entrance hall and you will discover a staircase leading down again to the lower level with even more living and bedroom accommodation, a separate shower room and galley kitchen. The generous lounge has patio doors directly into the garden and a feature fireplace. Outside is equally impressive with a level lawns, paved patio area, plants and shrubs spread between planters and borders, a productive vegetable garden to the side, off-street parking for several cars and double garage. Benefits include gas central heating and double glazing. So much on offer, so much to see, 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 and St. Helen's Primary School, plus a useful parade of shops - including an award-winning butcher and a post office, plus a public house and a hotel overlooking the cricket club. The market town and local centre of Thornbury is 1.3 miles to the north.

### Property Highlights, Accommodation & Services

- Fabulous Detached Family Home In Sought After Location
- Village Amenities All Within Easy Walking Distance Along With Country Walks
- Versatile Accommodation Arranged Over Three Floors
- Generous Dual Aspect Lounge/Dining Room With Central Wood-Burning Stove, Double Glazed Conservatory
- Smart Fitted Kitchen, Separate Utility And Cloakroom
- Three Double Bedrooms On Upper Level With En-Suite To Principal Bedroom And Family Bathroom
- Lower Level Includes Two Bedrooms, Lounge With Patio Doors To Garden, Galley Kitchen And Shower Room
- Lower Ground Level Includes Two Bedrooms, Lounge With Patio Doors To Garden, Galley Kitchen And Shower Room
- Enclosed And Flat Gardens Laid Mainly To Lawn With Plant Borders, Vegetable Patch, Double Garage And Off-Street Parking

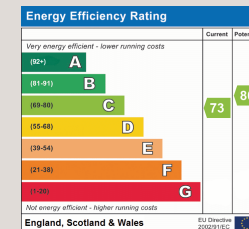
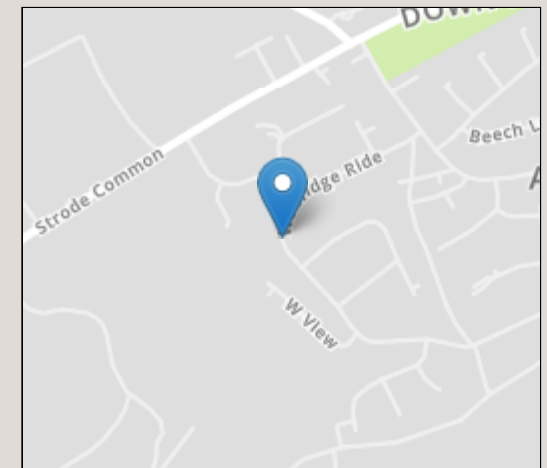
### Directions

Travelling north on the A38 turn left just past the church in Alveston into Greenhill Road. Take the second turning left into Wolfridge Ride. Follow this road round to the right and No 49 will be found on the left hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



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