

Milburys

SALES LETTING MANAGEMENT

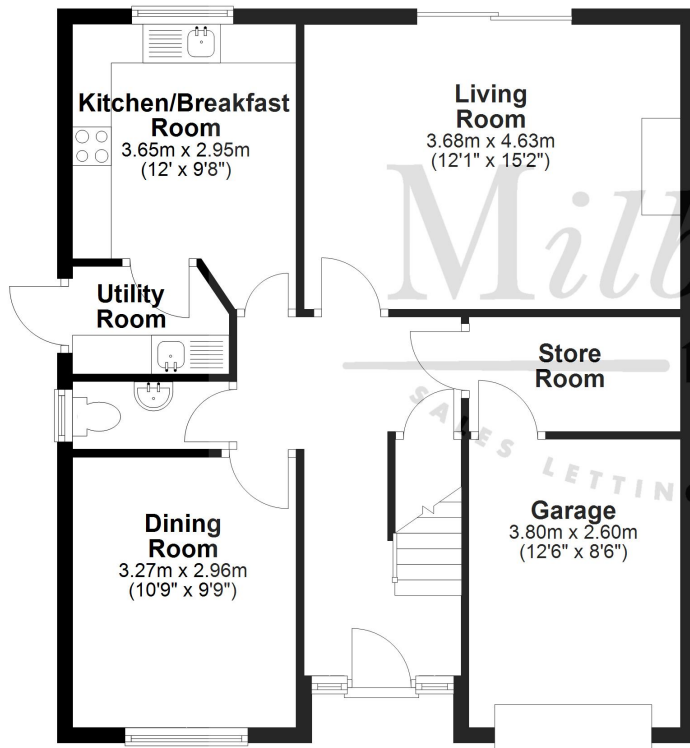


6 Spencers Court, Alveston, South Gloucestershire, , BS35 3BA

£545,000

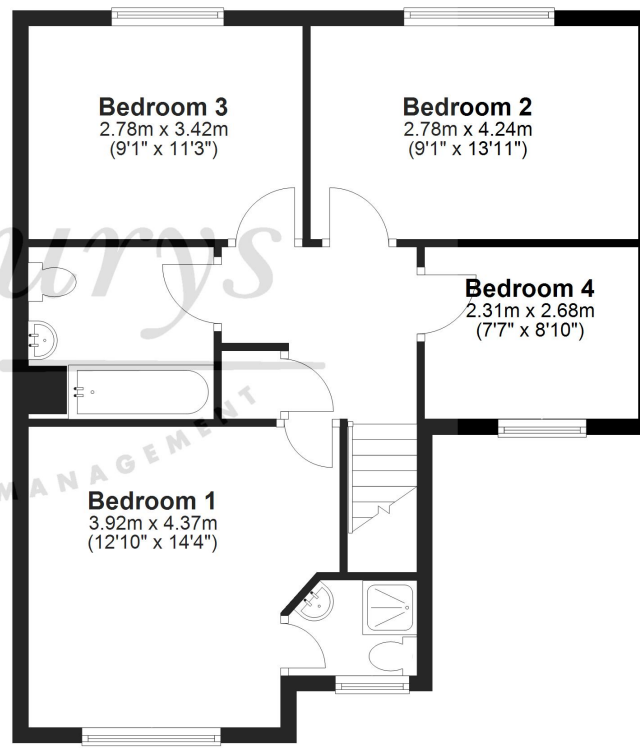
Ground Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



Total area: approx. 127.0 sq. metres (1366.5 sq. feet)

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



6 Spencers Court, Alveston, South Gloucestershire, BS35 3BA

A property that will win over all hearts! Milburys are thrilled to present, quite possibly the "Perfect" four bedroom detached family home and offered to you with no onward chain. Pristinely presented, modern and every inch well maintained with an abundance of curb appeal! Situated in the village of Alveston yet just a short stroll into Thornbury town centre. Entering through the front door into the welcoming hallway where you instantly feel at home. The main living room is a great size and filled with light thanks to the large patio doors allowing views of the enclosed rear garden. The kitchen/breakfast room is designed perfectly, with its shaker style cabinets, space for appliances and benefitting from the convenience of an adjoining utility. The separate dining room offers versatility and could even double up as a children's playroom or study. The integral garage door and cloakroom complete the ground floor. Moving to the first floor where you will locate four exceptionally presented bedrooms with views of rolling countryside to the rear. The principal bedroom benefits from an ensuite shower room. The family bathroom is clean and fresh with shower over bath. Externally, driveway parking for four cars which leads to a single garage. The enclosed rear garden is laid mainly to lawn with mature flower beds, a decked entertaining area and small patio. Call today to arrange your viewing to be sure not to miss out! NO CHAIN!!

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, currently rated 'Outstanding' by Ofsted, a useful parade of shops - including an award-winning butcher, a cafe, hairdresser and post office, plus 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 Executive Family Home Situated On A Quiet Cul-De-Sac
- Immaculately Presented Throughout
- Principal Bedroom With Ensuite Shower Room
- Spacious Lounge With Patio Doors And Gas Fireplace
- Separate Dining Room
- Fitted Kitchen/Breakfast Room
- Cloakroom And Utility
- Family Bathroom With Shower Over Bath
- Integral Garage And Driveway Parking Four Four Cars
- Mature Enclosed Garden Laid Mainly To Lawn With Decking And Patio
- No Chain

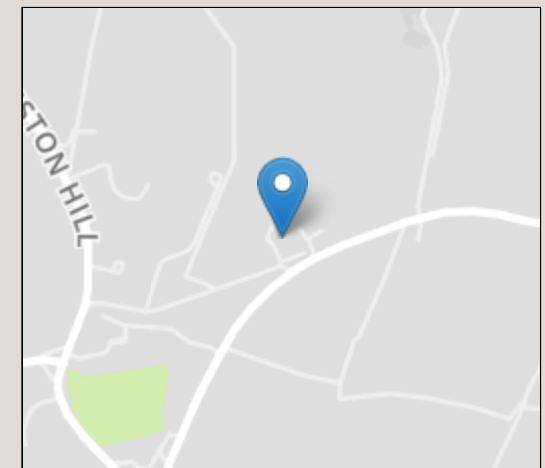
Directions

Travelling north on the A38 turn left towards Thornbury just before the Hyundai Garage. Continue past the cricket club and Just beyond The Ship Hotel, turn right into Old Gloucester Road. Continue down the lane into Spencers Court following the road round and No.6 can be found on your right hand side.

Local Authority & Council Tax -

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@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		
(55-68)	D	65	
(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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