

Milburys

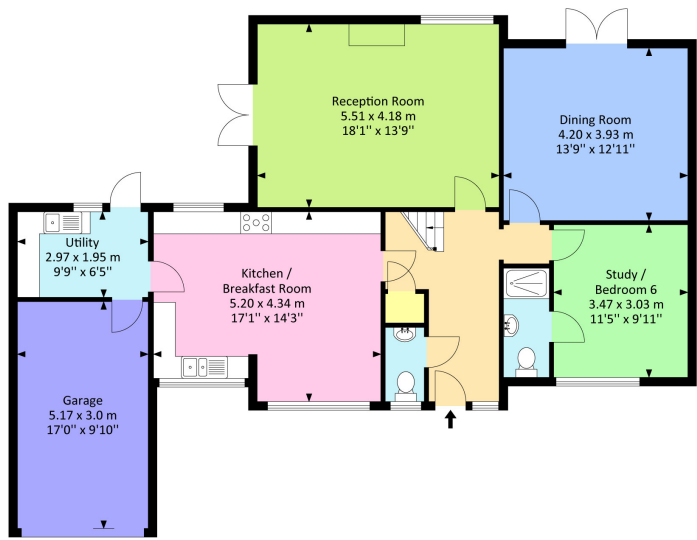
SALES LETTING MANAGEMENT



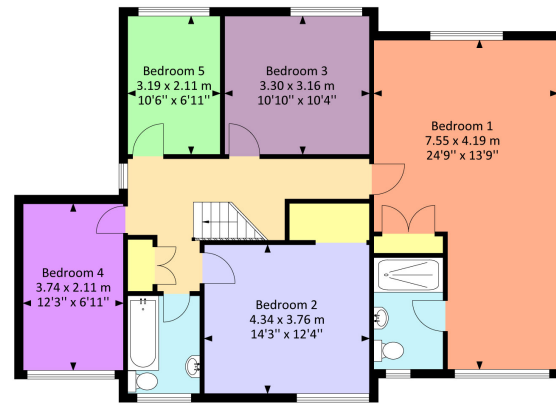
11 Downfield Close, Alveston, South Gloucestershire, BS35 3NJ

£725,000

11 Downfield Close, Alveston, South Gloucestershire, BS353NJ
 Internal Area (Approx)
 198.3 Sq.M / 2137.6 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



Ground Floor



First Floor



11 Downfield Close, Alveston, South Gloucestershire BS35 3NJ

This extensive five bedroom, three reception room, family home sits in a prominent position at the rear of a much loved cul-de-sac in Alveston. Thoughtfully extended, there is space in abundance, the perfect property for upsizers looking to grow into their future home and take advantage of its fantastic location close to both primary and secondary school as well as the local parade of shops and cafe. The ground floor offers welcoming entrance hall allowing access to three reception rooms, the first being utilised as a sizeable living room with French doors onto the garden, the others providing versatility for single store living, dining room, study or playroom. The kitchen/ dining room is perfect for hosting family and friends, light and modern with separate utility and internal access to the garage. A useful cloakroom completes the ground floor. Upstairs there are five fantastic bedrooms, the principle offering ensuite shower room, and further family bathroom, the bedrooms at the rear of the home holding views across the pretty garden and parkland. The house sits centrally on a level plot with sizeable driveway providing ample parking for multiple vehicles. The rear garden is a real gem, laid mainly to lawn with patio area for outdoor dining, vegetable patches, greenhouse, shed and the welcome addition of the garden room with living roof. A practical family home in a fantastic location, call today to arrange your tour!

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, 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

- Five Bedroom, Three Reception Room, Detached Home
- Three Reception Rooms - Living Room, Dining Room And Study
- Versatility Of Single Storey Living If Required
- Sizeable Kitchen/Diner With Separate Utility And Internal Garage Access
- Five Bedrooms, Principle With Ensuite Shower Room
- Level Rear Garden With Patio Area, Greenhouse, Shed And Garden Room
- Benefits Include UPVC Double Glazing And Gas Central Heating
- Large Front Garden With Parking For Multiple Vehicles
- Fantastic Location, Close To Local Schools And Parade Of Shops

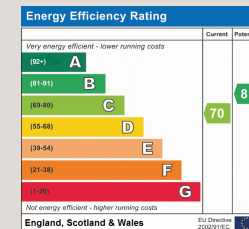
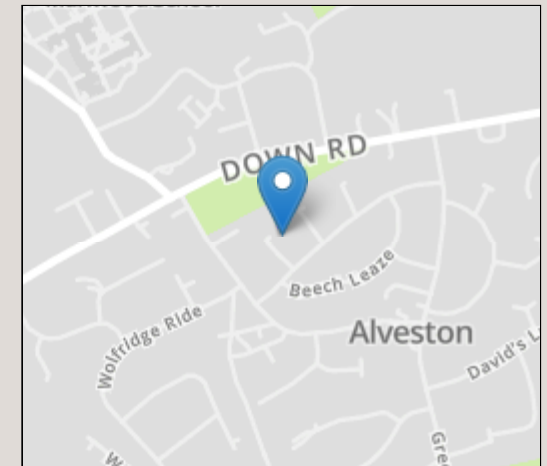
Directions

Travelling north on the A38 turn left into Greenhill Road, just beyond the Alveston church. Continue past the parade of shops and turn left into Stoney Stile Road. Continue down, taking the third right turning onto Downfield Close. No.11 can be found in the top right corner.

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

Tenure - Freehold

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



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