

Total area: approx. 98.8 sq. metres (1063.8 sq. feet)

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



5 Watermill Close, Falfield, South Gloucestershire GL12 8BW

A detached, four bedroom family home in a semi-rural location offered with no onward chain! Falfield is one of South Gloucestershire's best kept secrets, the village hall is a short stroll, providing the locals with WI meetings, Brownies and Rainbows divisions, and parties a plenty. The local shop and post office offers you your morning paper, Rockhampton cricket club is a cycle ride away plus easily accessible commuter links. A traditional pub and community at it's heart- Falfield is an 'up and coming' location sure to be a hit. Situated at the head of the cul-de-sac, a driveway leads to the single garage and side access to the rear garden. Downstairs comprises a good sized entrance hall with cloakroom and internal access to the garage. To the right the living room is bright and perfectly proportioned and to the left is a kitchen/diner with fitted units in a modern design - the hub of the home offering sliding doors into the rear garden. Upstairs are four bedrooms, the principal bedroom with en-suite, a further double and two good sized singles, all with fitted storage plus the family shower room. The level rear garden is laid mainly to lawn and provides plenty of space for children to run riot in the summer months! A lovely, four bed family home, offered with no onward chain-call today to arrange your tour!

Situation

The village of Falfield is situated just to the west of junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. There are nearby primary schools in Stone and Tortworth and secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood, Gloucestershire. Falfield benefits from a village post office and general stores, public house and church. A more extensive range of shopping and leisure facilities can be found in Thornbury approximately 4 miles to the south.

Property Highlights, Accommodation & Services

- No Onward Chain! • Detached, Four Bedroom, Family home • Private Driveway, Single Garage And Side Access
- Well Proportioned Living Room • Modern Kitchen/Diner With Sliding Doors Onto Rear Garden
- Bedroom One With En-suite, Three Further Bedrooms • Family Shower Room And Cloakroom
- Sizeable Rear Garden, Laid Mainly To Lawn And Level • Benefits Include Oil Central Heating And UPVC Double Glazing

Directions

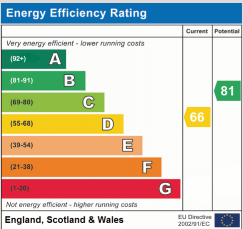
From Junction 14 on the M5 north turn left and at the Junction with the A38 turn left again towards Thornbury and take the first left into Mill Lane. Watermill Close is the first turning on the left. No 5 is at the head of the cul-de-sac.

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

Tenure - Freehold

Additional Information - Communal Drainage - fee apply

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



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