

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Greenhill Down

Alveston, BS35 3PA

£450,000



Council Tax: D





# 2 Greenhill Down

Alveston, BS35 3PA

£450,000



Providing spacious, flexible and versatile accommodation in a convenient residential location, we feel that this well presented four bedroom detached house represents the ideal choice for the growing family. Tastefully appointed to incorporate gas central heating, uPVC double glazing, kitchen and family room extensions, this bright, light and airy home warrants a detailed internal viewing. NO CHAIN!

## Entrance

Via security locking Upvc double glazed front door opening to

## Hallway

Staircase rising to first floor, parquet flooring and radiator

## Cloakroom

Obscure Upvc double glazed window to side, w.c. and wash hand basin

## Lounge

18'10" x 11'4" (5.76m x 3.47m)

Upvc double glazed window to front, feature fireplace with attractive surround incorporating living flame gas fire unit, ceramic tiled floor

## Dining Room

9'10" x 9'3" (3.02m x 2.82m)

Glazed French doors opening through to sitting room, ceramic tiled floor and radiator

## Family Room

9'3" x 9'1" (2.84m x 2.79m)

Upvc double glazed sliding patio doors opening to rear garden, ceramic tiled flooring and radiator

## Kitchen/B'fast Room

23'7" x 9'1" (7.20m x 2.77m)

Upvc double glazed window to rear with obscure double glazed door to side. Extensive range of modern fitted floor and wall units incorporating work surfaces with sink unit. Space for fridge/freezer and dishwasher

## Landing

Upvc double glazed window to side, access to loft

## Bathroom

Obscure Upvc double glazed window to side, white w.c, wash hand basin, large walk in shower enclosure, tiled walls and ceramic tiled floor with heated towel rail

## Bedroom 1

11'8" x 10'1" (3.56m x 3.08m)

Upvc double glazed window to front, range of built in wardrobes and radiator

## Bedroom 2

11'2" x 8'4" (3.42m x 2.56m)

Upvc double glazed window to rear, range of built in wardrobes and radiator

## Bedroom 3

9'5" x 7'2" (2.88m x 2.19m)

Upvc double glazed window to front, built in airing

cupboard housing gas central heating boiler.  
Radiator

#### Bedroom 4

10'0" x 7'4" (3.06m x 2.26m)

Upvc double glazed window to rear and radiator

#### Front Garden

Raised lawn

#### Rear Garden

Enclosed, private, low maintenance patio garden with shrub hedging, side pedestrian access, door to rear of garage and outside water tap

#### Garage

Single attached with up and over door, power and light. Personal door to the rear

#### Parking

Hardstanding on driveway for further vehicles.

#### Material Information - Thornbury

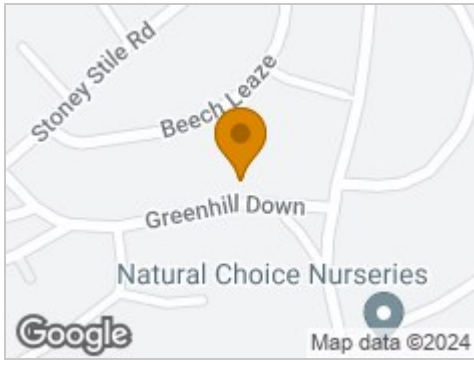
Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D





## Road Map



## Hybrid Map



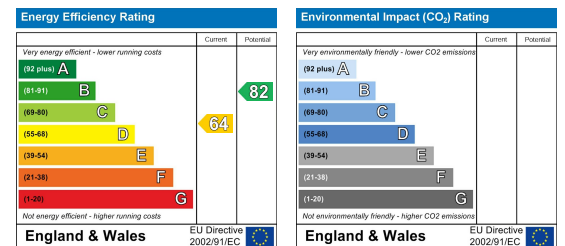
## Terrain Map



## Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.