

HUNTERS®

HERE TO GET *you* THERE



Gloucester Road

Almondsbury, BS32 4HA

£795,000



Council Tax: E



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Set back from the road and nestled behind automatic electric gates, this delightful bungalow offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The family bathroom and en-suite ensure that morning routines are a breeze, providing both privacy and functionality. The bungalow boasts two inviting reception rooms, perfect for entertaining friends and family or simply enjoying a quiet evening at home. The layout is designed to create a warm and welcoming atmosphere, making it easy to envision your life unfolding in this lovely space. One of the standout features of this property is the double garage and ample parking available for up to six vehicles, a rare find that adds significant value and convenience. Whether you have multiple cars, enjoy hosting gatherings, or simply appreciate the luxury of space, this feature will undoubtedly meet your needs. Enjoying a desirable location that is extremely convenient for access to the nearby M4-M5 motorway interchange, this bungalow also provides easy access to local amenities, schools, and direct access to Bristol making it an excellent choice for those who value both tranquillity and accessibility. With flexible living space and generous established and private gardens, this property presents a wonderful opportunity for anyone looking to settle in this popular residential area. In summary, this bungalow represents a fantastic option for those seeking a spacious and versatile home in Almondsbury. Don't miss the chance to make this charming property your own.

Entrance

Via open fronted canopy porch to security locking composite front door opening to

Hallway

Obscure UPVC double glazed panels to either side of

front door, coved ceiling, exposed timber floor, wall mounted security entry phone for electric gates and alarm system. Radiator.

Bedroom 3

13'6" x 8'7" (4.12m x 2.64m)

UPVC double glazed window to front, coved ceiling and radiator.

Living Room

22'1" (max) x 13'10" (max) (6.75m (max) x 4.23m (max))

UPVC double glazed windows to front and side, coved ceiling, feature fireplace incorporating attractive inset electric fire unit. 2 radiators.

Kitchen/Breakfast Room

14'8" (max) x 14'1" (max) (4.48m (max) x 4.30m (max))

UPVC double glazed sliding patio doors to rear garden, coved ceiling, light tunnel, extensive range of various modern floor and walls units with ample contrasting worksurfaces incorporating single drainer sink unit with integrated Bosch dishwasher, Neff double oven and Lamona heated drawer, fridge/freezer and Bosch 4 ring ceramic hob with extractor hood, radiator, archway opening through to:

Dining Room

9'0" x 15'7" (2.75m x 4.75m)

UPVC double glazed window to rear, light tunnel, coved ceiling and radiator.

Inner Lobby

Access via retractable ladder to loft, 2 wall mounted electric heaters, radiator, cupboard housing gas central heating boiler and four additional large storage cupboards, one of which is an airing cupboard. Side door to garage.

Tel: 01454 411522

Bedroom 1

15'3" x 9'0" (4.65m x 2.75m)

UPVC double glazed window to rear. Range of fitted sliding door wardrobes, fitted to one wall, coved ceiling and radiator.

Ensuite

Obscure UPVC double glazed window to rear, WC, wash hand basin and large walk in shower enclosure with extractor fan. Radiator and electric heated towel rail.

Bedroom 2

10'9" x 11'2" (3.29m x 3.41m)

UPVC double glazed window to side, coved ceiling and radiator.

Bedroom 4/Study

6'10" x 10'5" (2.09m x 3.20m)

UPVC double glazed windows to side and rear, coved ceiling and radiator.

Bathroom

Obscure UPVC double glazed window to side, white WC, wash hand basin and 'P' shaped bath with tiled walls, shower screen and shower unit over, heated towel rail, radiator and extractor fan.

Studio/Hobby Room

11'3" x 14'7" (3.45m x 4.46m)

UPVC double glazed sliding patio doors to rear. Access to loft area, power and light.

Garage/Workshop

15'10" x 25'11" (4.85m x 7.90m)

Electric roller door to front and personal door to rear garden. Power and light.

Parking

Gravelled hardstanding for 6+ vehicles, plus decorative rockeries

Rear Garden

Well tended enclosed level garden laid to lawn with established shrub hedging and bushes including various fruit trees with veg patch and fruit garden that incorporates numerous productive canes . Herbaceous borders and block paved patio.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band E



Road Map



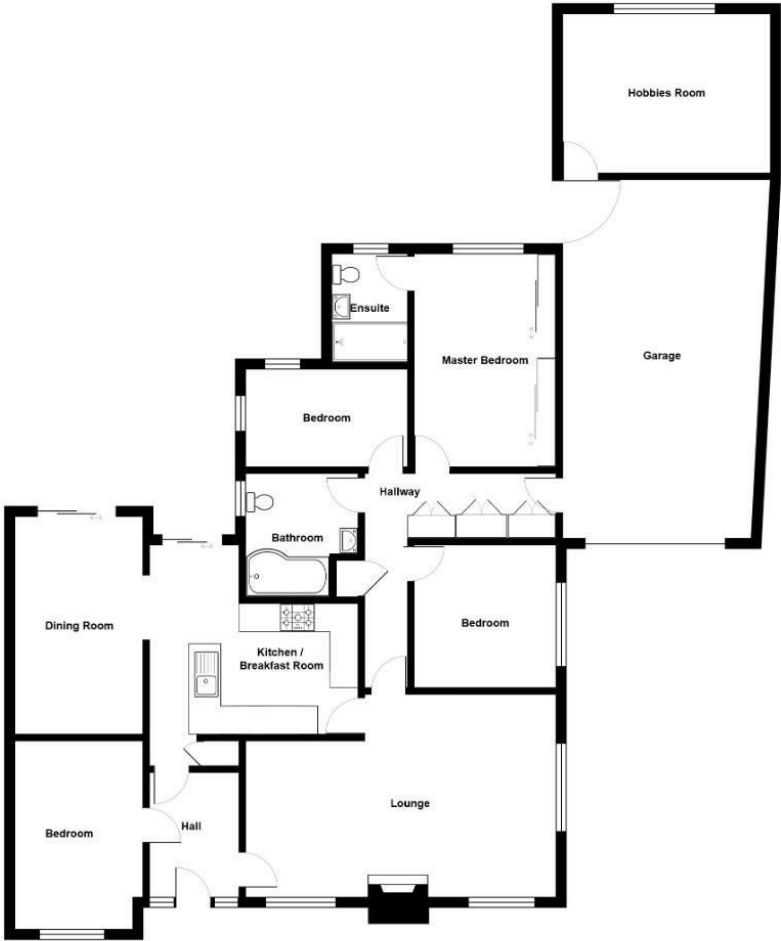
Hybrid Map



Terrain Map



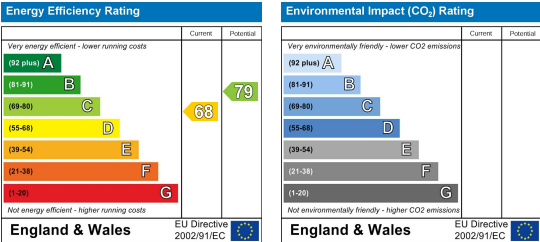
Floor Plan



Viewing

Energy Efficiency Graph

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



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.