

HUNTERS®

HERE TO GET *you* THERE



Paddock Gardens

Alveston, BS35 3LF

£550,000



Council Tax: E



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Enjoying a highly sought after position within an established residential cul-de-sac, this delightful detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality. Upon entering, you are greeted by a spacious hallway with cloakroom leading to an inviting living room that providing ample space for entertaining guests or enjoying quiet family evenings. In addition at ground floor level there is also a well appointed kitchen/diner with side access to the garden. The layout of the house promotes a warm and welcoming atmosphere, making it easy to envision creating lasting memories within its walls. The property features a well-appointed bathroom, ensuring convenience for all residents. The generous bedrooms offer flexibility, whether you require space for a growing family, a home office, or guest accommodation. One of the standout features of this home is the established and private rear garden, whilst there is a single attached garage, car port and parking for at least two additional vehicles. Situated in a peaceful neighbourhood, this house is not only a comfortable retreat but also conveniently located for local amenities and transport links. Alveston is known for its friendly community and picturesque surroundings, making it an excellent choice for those looking to settle in a tranquil yet accessible location.

Entrance via

Open fronted canopy porch to double glazed composite front door.

Hallway

Dog-leg staircase to first floor. Understairs storage cupboard and radiator.

Cloakroom

Obscure UPVC double glazed window to front, WC and vanity unit incorporating wash hand basin. Radiator.

Kitchen/Breakfast Room

9'10" x 13'10" (3.02m x 4.24m)

UPVC double glazed window to front with double glazed door to side. Range of various floor and wall units with contrasting work surfaces incorporating single drainer sink unit, integrated double oven and 4 ring ceramic hob, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge/freezer. Radiator.

Living Room

19'8" x 20'10" (l. shape) (6.0m x 6.36m (l. shape))

UPVC double glazed windows to rear with double glazed French doors opening to garden. Feature fireplace incorporating living flame gas fire. 2 Radiators.

Landing

UPVC double glazed window to side. Airing cupboard and access via retractable ladder to loft.

Shower Room

Obscure UPVC double glazed window to side, WC, vanity unit incorporating wash hand basin and large tiled shower enclosure. Heated towel rail.

Bedroom 1

13'1" x 11'0" (4.0m x 3.37m)

UPVC double glazed window to front, built in wardrobe. Radiator.

Tel: 01454 411522

Bedroom 2

13'0" x 12'0" (3.98m x 3.66m)

UPVC double glazed window to rear, built in sliding door wardrobe. Radiator.

Bedroom 3

8'5" x 10'9" (2.57m x 3.30m)

UPVC double glazed window to rear, built in wardrobe. Radiator.

Bedroom 4

9'6" x 8'6" (2.90m x 2.60m)

UPVC double glazed window to front and side. Radiator.

Rear Gardens

Enclosed level well tended garden, laid to lawn with paved patio and pergola. Timber shed and shrub borders.

Garage

Single with up and over door, power and light, Personal door opening to rear garden, wall mounted fuse box and meter.

Parking

Hardstanding on block paved driveway for several vehicles.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band E

Anti Money Laundering Paragraph

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



Road Map



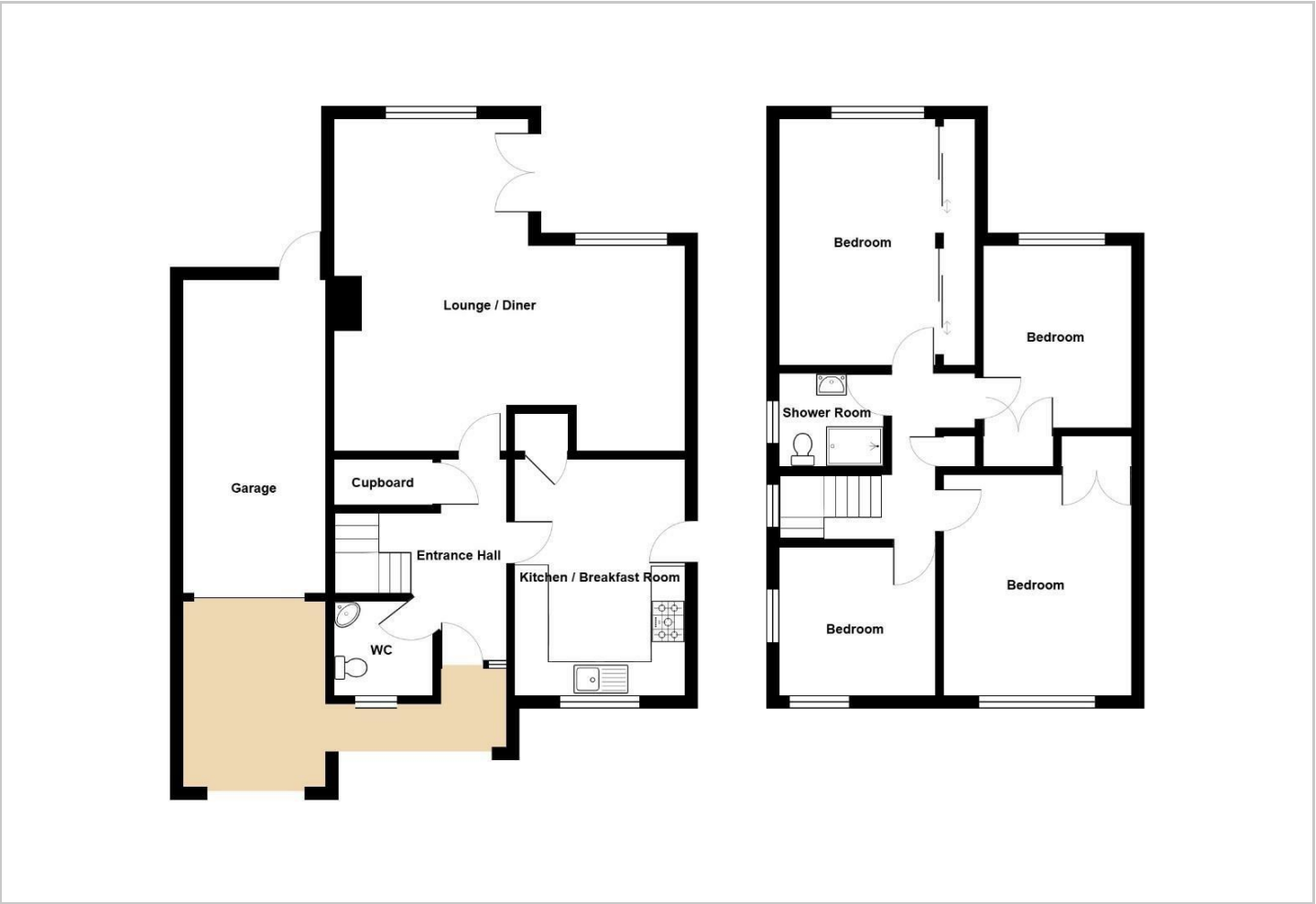
Hybrid Map



Terrain Map



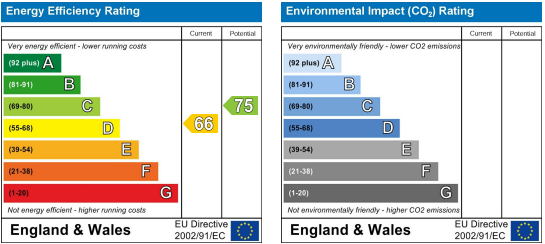
Floor Plan



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.