HUNTERS®

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Russet Close

Olveston, Bristol, BS35 4EF

£320,000

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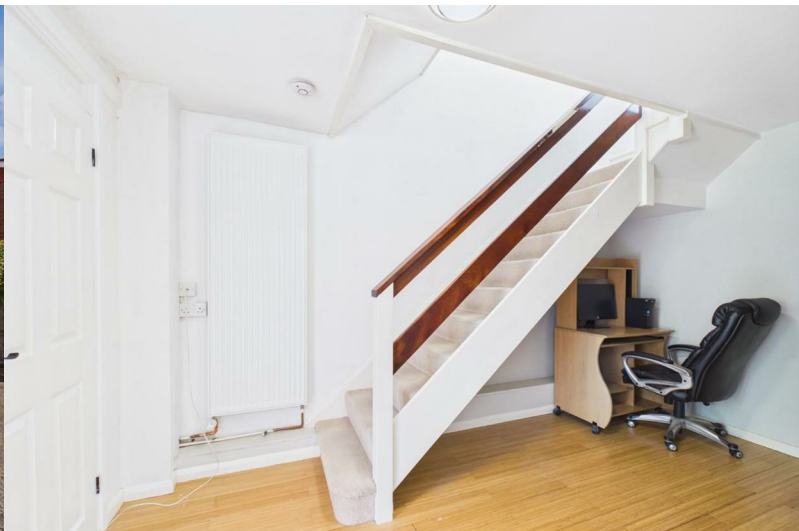
Council Tax: C





31 Russet Close

Olveston, Bristol, BS35 4EF

£320,000







Situated in a popular residential cul-de-sac, this charming family home offers a practical and flexible layout, ideal for families, first-time buyers or those looking to enjoy village life whilst remaining within easy reach of local amenities. The property has solar panels and a recently installed 'Aira' air source heat pump. This makes the property eco friendly and energy efficient.

The property is approached via a driveway providing off-street parking and access to a single garage. To the front, a private garden, predominantly laid to lawn, creates an attractive and welcoming setting. Entry into the property is through a useful porch, leading into a generously sized hallway which offers more than just a traditional entrance space. Currently utilised as a home office, as shown in the marketing photographs, this versatile area is perfect for those working from home or requiring additional space.

The ground floor accommodation continues into a spacious open-plan lounge and dining room, creating a wonderful setting for both relaxing and entertaining. A fitted log burner provides a cosy focal point, particularly during the colder months. From here, the accommodation flows through to the kitchen, which benefits from fitted appliances and practical worktop and cupboard space.

To the rear of the property, a conservatory extension provides an additional reception area, offering flexibility as a sitting room, dining space or peaceful spot to enjoy views of the garden. Completing the ground floor is a convenient WC, fitted with a wash basin and heated towel rail.

Upstairs, the property offers three bedrooms, comprising two well-proportioned doubles, both benefiting from built-in storage cupboards, and a further single bedroom, ideal as a child's room, nursery or additional home office. The family bathroom is fitted with a modern walk-in shower.

Outside, the rear garden is predominantly laid to patio, providing a low-maintenance outdoor space with plenty of room for garden furniture, outdoor dining and entertaining. The property also benefits from a single garage and driveway parking, offering useful additional storage and convenience.

Olveston is a highly regarded South Gloucestershire village, popular for its welcoming community, countryside surroundings and convenient location. The village offers a range of local amenities, including a village shop, traditional pubs, a primary school and a parish church, along with access to beautiful countryside walks.

The nearby market town of Thornbury provides a wider selection of shops, supermarkets, cafés, restaurants and leisure facilities. For commuters, the property is well positioned for access to the A38 and M5 motorway network, providing convenient links to Bristol, Gloucester and the surrounding areas.

Offered for sale with no onward chain, 31 Russet Close presents a fantastic opportunity to purchase a versatile three-bedroom home in a sought-after village location, combining comfortable living accommodation with excellent outdoor space and parking.

''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



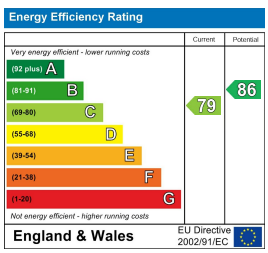
Floor Plan

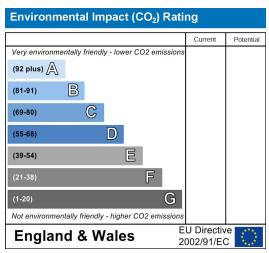


Viewing

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.

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