



80 Over Lane, Almondsbury, South Gloucestershire, BS32 4BT

GUIDE PRICE £450,000

GOODCHILD
ESTATE AGENTS

goodchild.co.uk



80 Over Lane, Almondsbury, South Gloucestershire, BS32 4BT

GUIDE PRICE £450,000

PROPERTY OVERVIEW

A beautifully improved (2014) and thoughtfully extended semi-detached family home, positioned along the highly regarded Over Lane in Almondsbury, offering approximately 1,065 sq ft of stylish accommodation alongside a fantastic rear garden and impressive range of upgrades completed by the current owners.

The property has undergone an extensive programme of renovation and modernisation, including being stripped back to bare brick before being fully replastered with new ceilings throughout. In 2014, the house was significantly enhanced with a two-storey rear extension, helping create the spacious and versatile layout now on offer.

The ground floor is particularly well suited to modern family living, centred around a generous kitchen/dining room overlooking the garden. The kitchen provides excellent workspace and storage, whilst the dining area comfortably accommodates family dining and entertaining. A separate living room offers a cosy retreat, with open views of the field. The ground floor further benefits from a utility room and cloakroom.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom alongside a modern family bathroom with bath and shower.

The improvements carried out extend far beyond cosmetics, with a comprehensive rewire and replumbing programme completed throughout the property. The consumer unit was relocated to the utility room, with wired TV, satellite, HDMI and network points distributed throughout the house, together with surround sound wiring installed to both the lounge and kitchen/dining room. The plumbing system was fully replaced, including relocation of the boiler from the first floor to the utility room, whilst the original lead mains water supply was also removed.

Further works included replacement windows throughout (with the exception of the two front first floor windows), together with a complete replacement roof incorporating new felt, battens and tiles. The chimney stack was also removed to create additional usable internal space.

Outside, the property enjoys a substantial rear garden backing onto greenery, providing an excellent family space with a wonderful degree of privacy. Positioned at the rear of the garden is a substantial brick-built workshop with power, ideal for hobbies, storage or those working from home. To the front, there is driveway parking.

Location

Almondsbury remains one of South Gloucestershire's most sought-after villages and the property benefits from beautiful country walks right on the door step. The area offers a strong community feel whilst remaining exceptionally convenient for Bristol commuters. The village benefits from a highly regarded primary school, community shop, doctor's surgery, parish church and popular public house.

The property is ideally positioned for access to the M4/M5 motorway network, Bristol Parkway Station and Cribbs Causeway, making it perfectly placed for both local and national travel.

0117 454 7054 | hello@goodchild.co.uk | goodchild.co.uk

KEY DETAILS

- Extended Semi-Detached Family Home (approx. 1,065 sq ft accommodation)
- Fully Renovated & Improved In 2014
- 3 Bedrooms
- Spacious Kitchen/Dining Room
- Brick-Built Workshop With Power
- Driveway Parking

Guide Price: £450,000

Tenure: Freehold

Council Tax Band: B

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Purchase

C

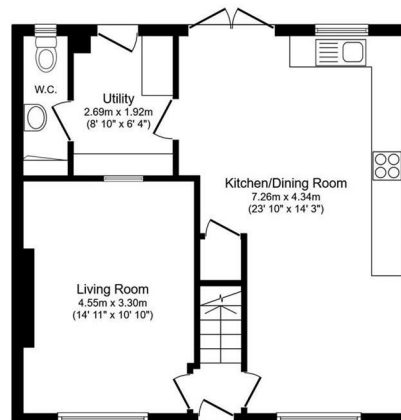
By appointment only



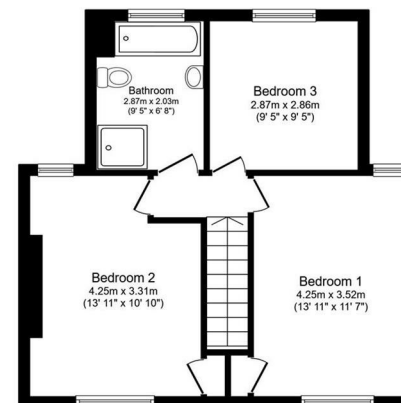
80 Over Lane, Almondsbury, South Gloucestershire, BS32 4BT

GUIDE PRICE £450,000

80 Over Lane, Almondsbury, Bristol, BS32 4BT



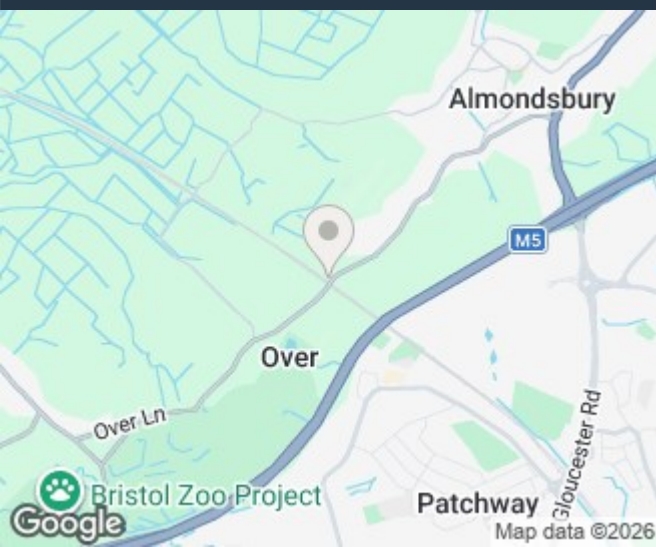
Ground Floor



First Floor

Total floor area: 99.0 sq.m. (1,065 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



0117 454 7054 | hello@goodchild.co.uk | goodchild.co.uk

Important Notice:

These particulars are intended as a general guide only and do not constitute any part of an offer or contract.

Whilst every care has been taken in the preparation of these particulars, their accuracy is not guaranteed and they should not be relied upon as statements or representations of fact. All information has been provided in good faith and may have been supplied by the seller, landlord or other third parties. Interested parties should satisfy themselves by inspection, survey and other enquiries as to the correctness of any information provided.

Nothing contained within these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, systems, appliances, equipment or facilities are in good working order, as these have not been tested by GOODCHILD ESTATE AGENTS LIMITED unless expressly stated otherwise.

All measurements, floor plans, dimensions, distances, areas and site plans are approximate and are provided for guidance purposes only. Floor plans may not be to scale. Photographs may have been taken using a wide-angle lens and may not accurately represent room sizes or property boundaries.

Material Information has been compiled from information provided by the seller, landlord, HM Land Registry, public authorities and other sources considered reliable at the time of publication. However, prospective purchasers or tenants must make and rely upon their own enquiries and investigations before proceeding. Goodchild Estate Agents is a trading name of GOODCHILD ESTATE AGENTS LIMITED. Registered in England and Wales No. 16123522.

If you would like a valuation
please either call, email or
follow the QR to book online.



0117 454 7054

hello@goodchild.co.uk

goodchild.co.uk

