

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 3 Church Road

Lower Almondsbury, BS32 4ED

£895,000

 4  3  2  E

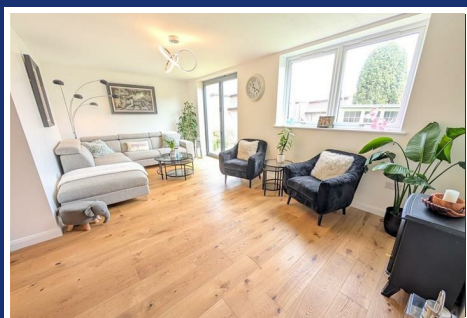
Council Tax: F



# Orchard House 3 Church Road

Lower Almondsbury, BS32 4ED

£895,000



## Introduction

Occupying an elevated position in the heart of Lower Almondsbury village, we are delighted to offer this tremendous detached family home. Having been extensively refurbished and modernised by the current owners, this fabulous family home is tastefully appointed. The accommodation is sleek, stylish and modern, with fantastic kitchen/living room, large dining room, separate lounge and cloakroom at ground floor level, whilst there are three double bedroom (one en-suite) and family bathroom on the first floor. Go up the feature spiral staircase and you will find a large loft room with en-suite. The house is complimented by a wealth of features to include new double glazing, extensive parking for numerous vehicles, a secure and private garden with home office/garden room and double detached garage. With the added benefit of a local bus service, community shop and highly regarded junior school, we think that this is an exciting opportunity to acquire a distinctive property located just a short distance from the M4/M5 interchange.

## Entrance

Via security locking composite front door

## Hallway

Staircase rising to 1st floor and radiator

## Dining Room

14'3" x 12'1" (4.35m x 3.70m )

uPVC double glazed window to front, Oak floor and radiator

## Cloakroom

UPVC double glazed window to rear, WC, vanity unit incorporating wash hand basin, Oak floor and heated towel rail

## Kitchen/living room

25'1" x 19'8" (7.67m x 6.0m)

uPVC double glazed windows to front with double glazed bi-fold doors to rear and 2 x skylights. Range of recently installed floor and wall units incorporating large useful corner cupboard. Feature central work station with marble work surfaces doubling up as a breakfast bar. Various integral appliances to include "Neff" eye level combination oven, "Slide and hide" electric oven, five ring Induction hob and dishwasher. The sink unit benefits from a "Hot water" tap and also macerator. Throughout there is Oak flooring and 2 x vertical radiators

## Lounge

19'0" x 12'11" (5.80m x 3.96m)

UPVC double glazed windows to rear, UPVC double glazed bi-fold doors opening to rear garden. Oak floor and vertical radiator

## Landing

Airing cupboard, radiator and spiral staircase to loft room

## Bathroom

UPVC double glazed window to rear, white WC, vanity unit incorporating wash hand basin and panelled bath with tiled splashbacks and shower attachment, heated towel rail.

## Bedroom 1

15'1" x 12'1" (4.62m x 3.70m )

UPVC double glazed window to rear, Oak floor and radiator.

## En-Suite

Obscure UPVC double glazed window to rear, suite comprising WC, vanity unit incorporating wash hand

Tel: 01454 411522

basin, panelled bath with shower attachment and heated towel rail

### Bedroom 2

16'7" x 12'7" (5.06m x 3.86m )

Double glazed window to front with range of built-in wardrobes, and radiator

### Bedroom 3

14'2" x 12'2" (4.34m x 3.72m )

Double glazed window to front and radiator

### 2nd Floor Landing

Double glazed Skylight, spacious storage area

### Loft Room

13'0" x 12'2" (3.98m x 3.71m )

Currently arranged and used as a double bedroom with double glazed Skylight. Radiator

### En-Suite

7'3" x 6'9" (2.22m x 2.06m )

Double glazed Skylight. Suite comprising W.C, Wash hand basin, shower enclosure and radiator

### Gardens

Lovely private and established level rear garden laid to lawn with paved patio and numerous established shrubs and bushes, beds and borders

### Sun Room/Home Office

11'9" x 8'0" (3.60m x 2.46m)

Timber framed with part glazed door to side and double glazed sash windows to front, power.

### Garage

Two adjacent garages each with up and over door, one of which has the oil fired central heating boiler.

### Parking

Recently laid impregnated concrete driveway providing parking for 6-8 vehicles

### Material Information - Thornbury

Tenure Type; Freehold

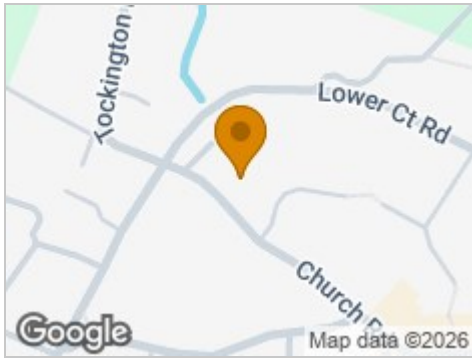
Council Tax Banding; South Gloucestershire Band F

### Anti money Laundering

"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



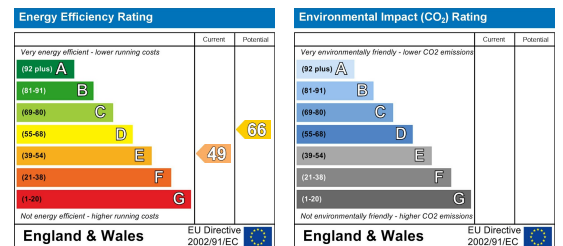
## Terrain Map



## 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.