HUNTERS®

HERE TO GET *you* THERE



Beech Leaze

Alveston, Bristol, BS35 3NE

£525,000

3 2 2 E

Council Tax: E





10 Beech Leaze

Alveston, Bristol, BS35 3NE

£525,000





Situated in the popular village of Alveston, this well-proportioned detached home offers flexible living accommodation, making it an ideal choice for growing families or those seeking a property that can adapt to their changing needs.

Approaching the property, you are greeted by a generous driveway providing off-street parking for approximately four vehicles, alongside access to the garage. The property sits on a sizeable plot, offering a wonderful sense of space both inside and out.

Upon entering, a welcoming hallway provides access to the ground-floor accommodation. To the left is a spacious and inviting lounge, flooded with natural light from its windows and featuring an attractive fireplace that creates a lovely focal point to the room.

To the rear of the property is the heart of the home – a fantastic open-plan kitchen, dining and living space. This sociable area is perfectly suited to modern family life, whether entertaining friends, hosting family gatherings or simply keeping an eye on younger children while preparing meals. With plenty of room for both dining and relaxing, this versatile space enjoys views over the rear garden, with two separate access points allowing you to enjoy the outside space with ease.

The dining area also provides internal access to the garage, part of which has been converted at the rear to create a practical utility area, offering valuable additional space for laundry and household storage. A convenient downstairs WC completes the ground-floor accommodation.

Upstairs, the property currently offers three bedrooms and two bathrooms. Originally a four-bedroom home, the former fourth bedroom has been converted into an additional bathroom to accommodate the previous owner's health requirements. This alteration provides excellent flexibility, as the room could be converted back into a bedroom if required, making the property particularly appealing to larger families or buyers looking for a home with future potential.

Outside, the generous rear garden is a real highlight of the property. Predominantly laid to lawn, it offers plenty of space for children to play, outdoor entertaining or simply enjoying the peaceful surroundings. Mature trees and established planting create a lovely sense of privacy, while a pathway provides convenient access around the side of the property from the front to the rear.

Beech Leaze is situated within the sought-after village of Alveston, which offers a welcoming community atmosphere and convenient access to local amenities, countryside walks and nearby Thornbury. The location is also well placed for commuters, with access to Bristol and the M5 motorway network.

Offering generous accommodation, a substantial plot and the flexibility to return to a four-bedroom layout, this is a fantastic opportunity to purchase a detached family home with plenty of space to grow and make your own.

‘’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’’

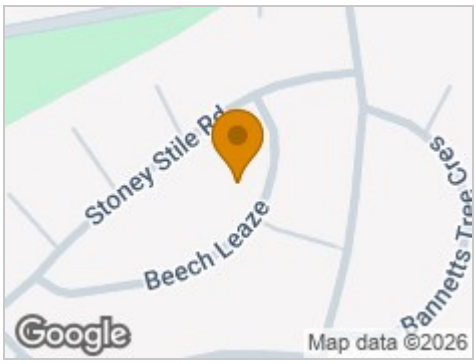








Road Map



Hybrid Map



Terrain Map



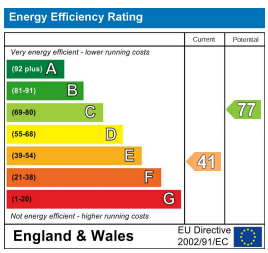
Floor Plan

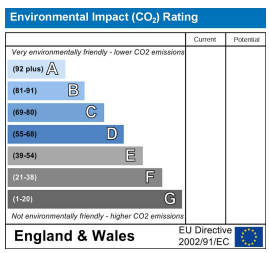


Viewing

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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