



**Dovedale,
Thornbury, BS35 2DU**

**PRICE: Offers In
Excess Of £350,000**

Property Features

- Four Bedroom Extended Home
- Fronts onto Green
- Large Family Kitchen/Dining Room
- Downstairs Shower Room With WC
- Living Room With Access To The Private Garden
- Family Bathroom To First Floor
- Studio/Home Office With Shower & WC
- Parking For Three Cars
- Private Wrap Around Garden (Low Maintenance)
- NO CHAIN!

Full Description

Entrance

Entrance via part glazed UPVC double glazed door to -

Living Room

18'10 x 12'6 (5.74m x 3.81m)

UPVC double glazed bi-fold doors to garden, spot lighting, engineered oak flooring, door to staircase, wooden sliding doors to -

Kitchen/Dining/family Room

19'8 x 12'2 (5.99m x 3.71m)

UPVC double glazed window to rear, part UPVC double glazed door to rear garden, range of fitted wall and base units with laminate roll edge work surfaces over, laminate splash backs, stainless steel sink unit with mixer tap, Neff gas hob and electric oven, spot lighting, integral dishwasher, kickboard heater, radiator, space for fridge/freezer, storage cupboard, door to -

Shower Room

Extractor fan, WC, wash hand basin with vanity unit under, walk in shower cubicle with hand held and shower attachment and rain shower head, part tiled walls and tiled floor.

Landing

Access to loft space, coving, spot lighting, doors to all first floor accommodation.

Bedroom 1

15'10 x 9 (4.83m x 2.74m)

Two Velux windows, two UPVC double glazed windows to rear aspect, vertical radiator, wall light points.

Bedroom 2

13'5 x 9'5 (4.09m x 2.87m)

UPVC double glazed window to front aspect, coving, radiator.



Bedroom 3

10'3 x 5'11 (3.12m x 1.80m)

Obscure UPVC double glazed window to side aspect, built in single cabin bed, coving, radiator.



Bedroom 4

9'2 x 6'4 (2.79m x 1.93m)

UPVC double glazed window to front aspect, radiator, built in wardrobe with hanging space, coving.



Bathroom

Solar light, white suite comprising tiled panelled bath with rain and hand held shower, wash hand basin with vanity unit under, WC, extractor fan, spot lighting.



Front Garden

Enclosed by fence and hedging, shrub borders, gate leading onto green, artificial lawn, paved patio seating area, tap, storage shed and kennel, outside sink, paved pathway and gate leading to rear garden.

Rear Garden

Laid to paving, enclosed by fencing, access to drying room with radiator and pressurised system, gate to driveway providing off street parking for 3 cars.

Studio/Office

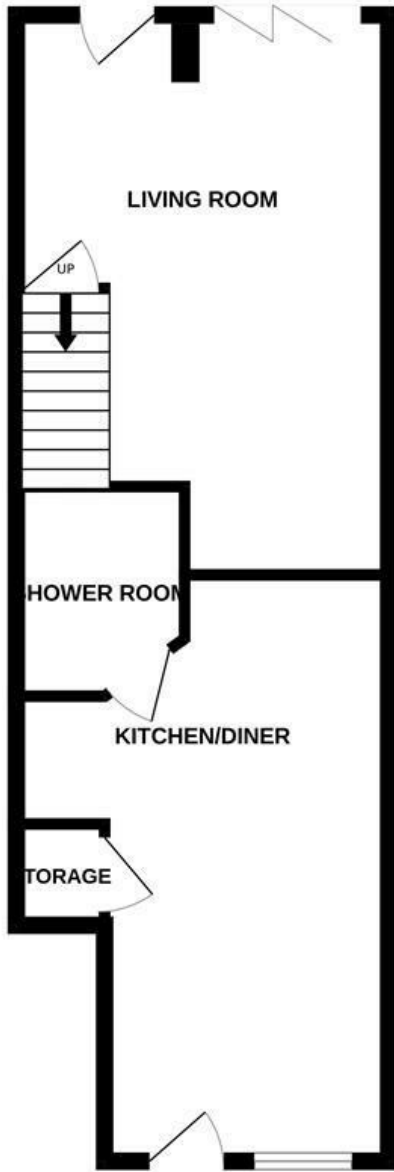
UPVC double glazed window to side aspect, wash hand basin, WC, walk in shower cubicle, heated towel rail. Separate area for storage or office.



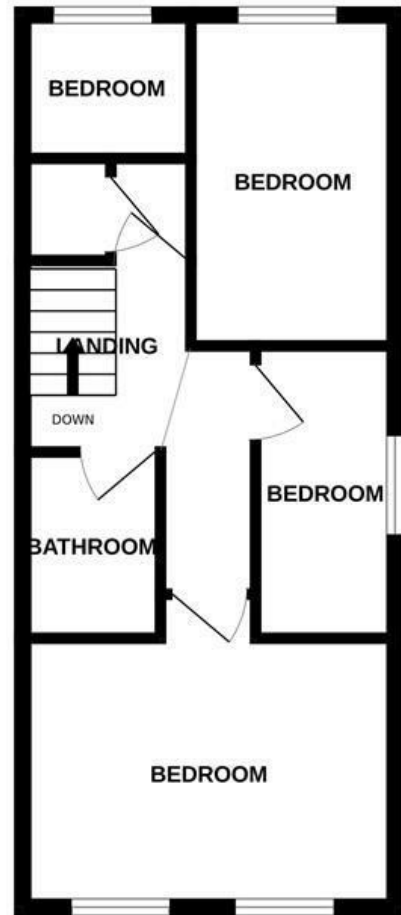
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements