

HUNTERS[®]

HERE TO GET *you* THERE



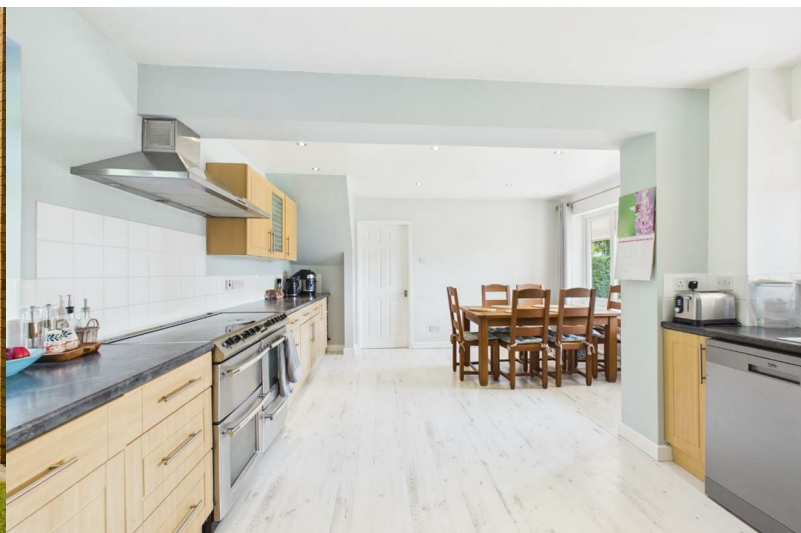
Downfield Close

Alveston, BS353NJ

£750,000



Council Tax: E



11 Downfield Close

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£750,000



The welcoming entrance hall leads through to the heart of the home – a spacious open-plan kitchen/dining room, enjoying pleasant views over the front lawn and driveway. Offering an excellent range of fitted units and ample worktop space, this sociable room is perfect for both everyday family life and entertaining. Just off the kitchen is a practical utility room with internal access to the integral garage, which benefits from power and lighting.

The ground floor offers remarkable flexibility with three separate reception rooms. To the rear, the main living room is a wonderful space to relax, enjoying peaceful views across the beautifully private garden. A further reception room also overlooks the garden and features French doors opening directly onto the patio, seamlessly blending indoor and outdoor living. The third reception room benefits from its own en-suite shower room, making it ideal as a guest suite, home office, playroom or even a ground-floor bedroom for multi-generational living.

Upstairs, the generous principal bedroom provides a superb retreat, complete with a spacious en-suite shower room. There are four further bedrooms, including two particularly generous doubles and two bedrooms that are ideal for children, guests, dressing rooms or those working from home. These are complemented by a well-appointed family bathroom, providing excellent accommodation for busy family life.

Outside, the rear garden is a true highlight of the property. Beautifully enclosed by mature trees, it offers an exceptional level of privacy and tranquillity. A generous patio provides the perfect setting for outdoor dining and entertaining, while the lawn, greenhouse, vegetable growing area and garden shed create an ideal space for keen gardeners and families alike. Gated side access is available on both sides of the property, adding further practicality.

To the front, the property enjoys a generous driveway providing ample off-road parking and access to the integral garage. The garage benefits from power and lighting, and the current owners have previously explored the potential to construct a second garage alongside the existing one (subject to the necessary planning permissions), offering exciting scope for future expansion.

Alveston is one of South Gloucestershire's most desirable villages, offering a friendly community, highly regarded primary school, village shop, public house and picturesque countryside walks. The nearby market town of Thornbury provides an excellent selection of independent shops, cafés, restaurants and supermarkets, while Junction 14 of the M5 is just a short drive away, providing excellent commuter links to Bristol, Gloucester and Cheltenham.

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Road Map



Hybrid Map



Terrain Map



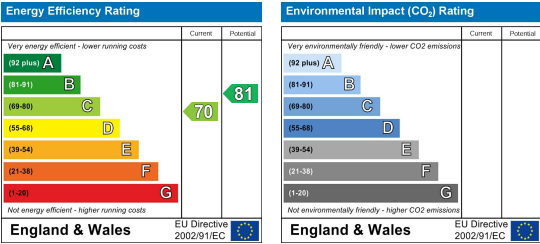
Floor Plan



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.