

HUNTERS[®]

HERE TO GET *you* THERE



Spencers Court

Alveston, Bristol, BS35 3BA

Asking Price £525,000



Council Tax: E



6 Spencers Court

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Situated in a quiet, no-through cul-de-sac, this well-presented four-bedroom detached family home offers spacious and versatile accommodation, a generous driveway, an integral single garage, and the added benefit of no onward chain.

At first glance, you may not notice the useful storage shed, which is discreetly positioned and accessed from the side of the driveway, providing excellent additional storage.

The property is entered via a bright and welcoming hallway with stairs rising to the first floor. To the front of the home is a separate dining room, ideal for entertaining or family meals. A convenient ground floor WC sits off the hallway, while to the rear is a well-appointed kitchen overlooking the garden. Beyond the kitchen is a practical utility room with side access to the garden.

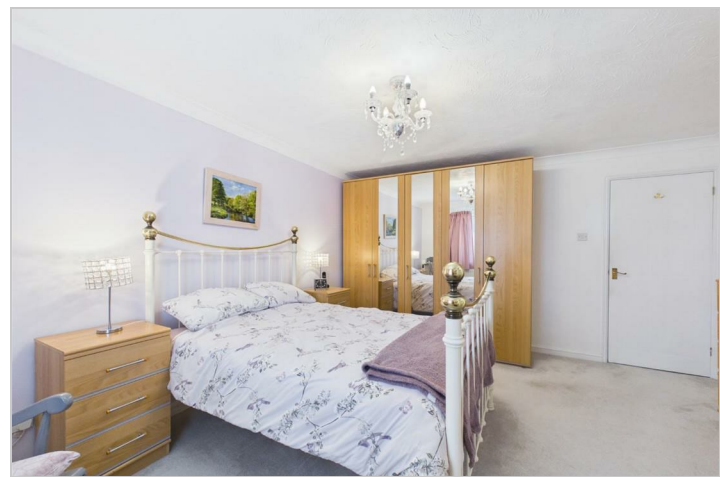
Also positioned at the rear is the spacious lounge, featuring double sliding doors that open onto the decking area, allowing plenty of natural light and offering peaceful views across the garden. To the rear of the integral garage is a useful pantry/storage room, complemented by additional under-stairs storage.

Upstairs, the generous landing leads to four bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by the family bathroom, complete with a shower over the bath. The accommodation includes two further double bedrooms and a comfortable single bedroom, currently arranged as a home office.

Outside, the enclosed rear garden provides a private and tranquil setting with a decked seating area, perfect for relaxing or entertaining.

The property is offered to the market with no onward chain.

"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



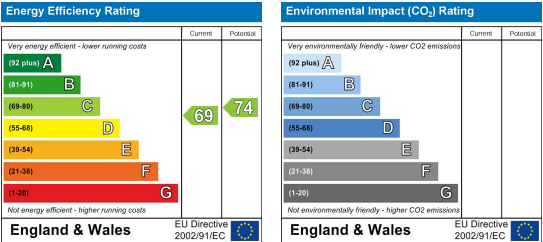
Floor Plan



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.