

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 4 Downs Close

Alveston, BS35 3JH

£425,000





# 4 Downs Close

Alveston, BS35 3JH

£425,000



## Introduction

This extended four bedroom detached house represents an exciting opportunity for the family in search of a home that holds potential for some basic updating and modernization. In essence, this is a blank canvas for someone to put their own stamp on a house that has remained in the current ownership for a generation. Ideally situated in a most convenient residential cul-de-sac with generous established gardens and ample parking for several vehicles, we are keen to encourage early appointments to view. NO CHAIN!

## Entrance

Via double glazed front door opening to

## Hallway

Staircase rising to first floor and step up to cloakroom. Radiator

## Cloakroom

Obscure uPVC double glazed window to side. W.C, wash hand basin and plumbing for washing machine

## Living Room

18'11" x 11'4" (5.77m x 3.47m)

Double glazed window to front, coved ceiling, feature fireplace and radiator

## dining room

11'5" x 9'10" (3.48m x 3.0m)

Double glazed sliding patio doors to rear, coved ceiling and radiator

## Kitchen/B'fast Room

20'5" x 7'1" (6.23m x 2.17m)

uPVC double glazed windows to side and rear with

obscure glazed door also opening to the side. Range of various floor and wall units with contrasting work surfaces incorporating single drainer sink unit, plumbed for dishwasher, space for fridge freezer. Breakfast bar and radiator

## Landing

uPVC double glazed window to side, access to loft and radiator

## Shower Room

Obscure uPVC double glazed window to side. White suite comprising; W.C, wash hand basin and tiled shower enclosure with electric shower unit. Part tiled walls and radiator

## Bedroom 1

11'6" x 11'5" (3.53m x 3.49m)

Double glazed window to front and radiator

## Bedroom 2

10'0" x 8'2" (3.05m x 2.50m)

Double glazed window to rear and radiator

## Bedroom 3

10'4" x 8'4" (3.17m x 2.55m)

uPVC double glazed window to rear, built in wardrobe and radiator

## Bedroom 4

11'9" x 7'2" (3.60m x 2.20m)

uPVC double glazed window to side, built in linen cupboard and radiator

## Garage

Single detached with up and over door at the front, workbench. Wall mounted gas central heating boiler

### Parking

Hard standing to the front and side for several vehicles.

### Front Garden

Easy to manage gravelled area with large established tree

### Rear Garden

Enclosed private garden that is laid to lawn and enclosed by various established shrubs. There is a paved patio, water tap and side access.





Road Map



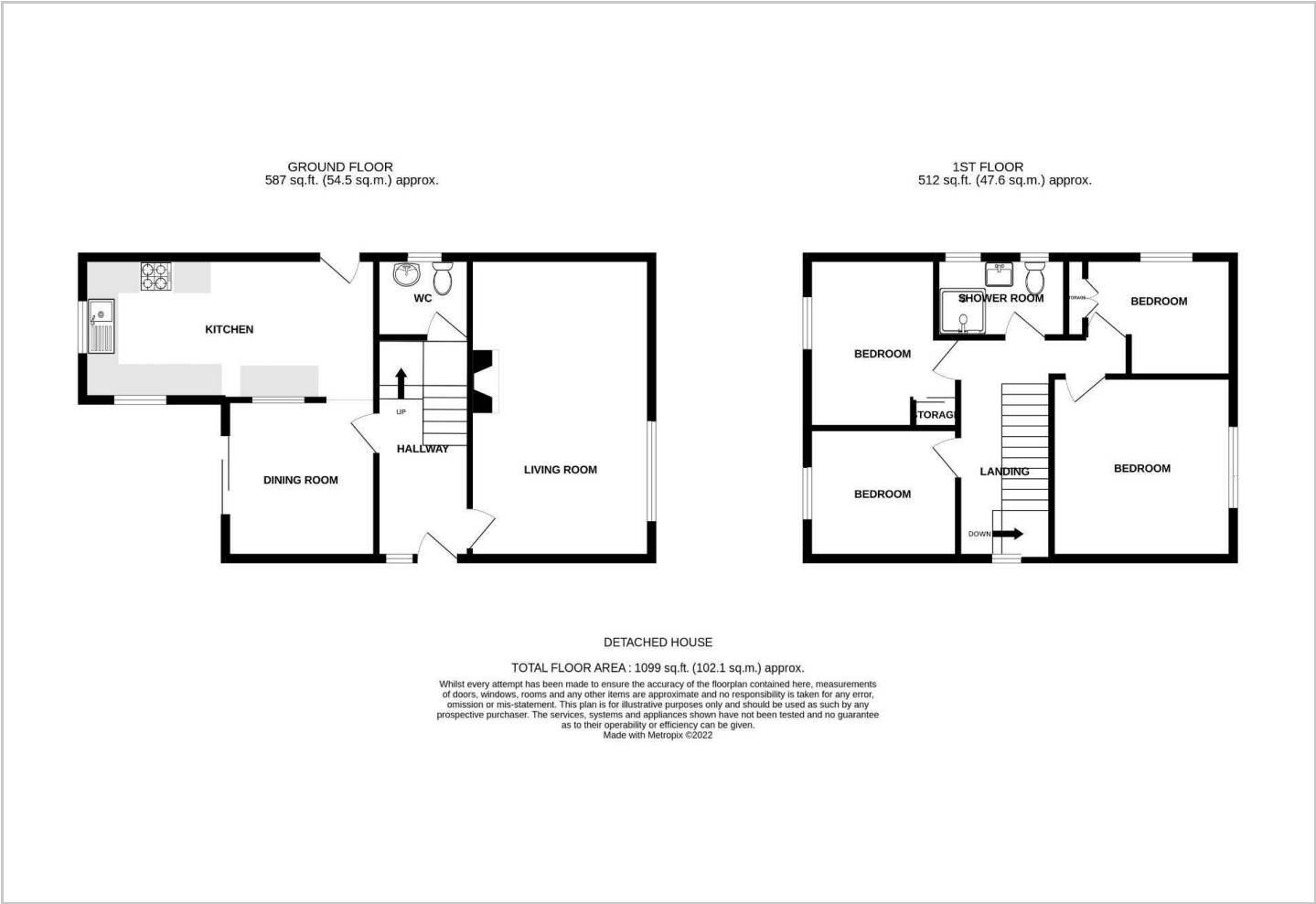
Hybrid Map



Terrain Map



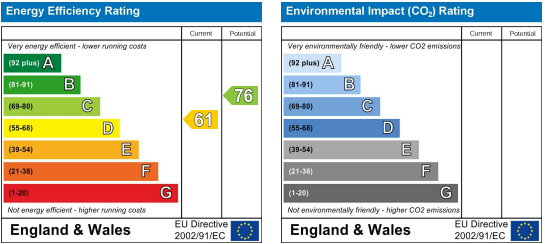
Floor Plan



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.