

# HUNTERS®

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## Orchard Lea

Alveston, BS35 3LP

Offers In Excess Of £440,000



Council Tax: D



# 3 Orchard Lea

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## Introduction

This fabulous detached bungalow occupies a prime residential position within easy grasp of local amenities. Situated at the head of a small residential cul-de-sac with secluded private garden to the rear we feel confident that this super property will generate a good deal of buying interest. The accommodation is well designed and being of a flexible nature it boasts a wealth of desirable feature that include gas central heating, double glazing, private gardens and incredible kitchen/conservatory extension. To fully appreciate this super property internal viewings are enthusiastically encouraged.

## Entrance

Via double glazed front door opening to

## Porch

Double glazed to either side, ceramic tiled floor and obscure door opening to

## Hallway

Coved ceiling, two separate cloaks cupboards, access to loft and radiator

## Lounge

16'7" x 9'10" (5.06m x 3.0m)

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

## Family Room/Kitchen

### Kitchen Area

10'2" x 9'4" (3.10m x 2.85m)

Extensive range of timber fronted floor and wall units with contrasting roll top work surfaces incorporating single drainer sink unit with mixer taps. Integral oven

and four ring ceramic hob, integral fridge/freezer. Tiled splash backs, plumbed for washing machine and dishwasher, cupboard housing "Worcester" combi boiler. Open plan to dining area with laminate flooring

## Conservatory/Dining Area

16'11" x 12'4" (5.18m x 3.77m)

Substantial structure with Upvc double glazed windows overlooking the rear garden and French doors opening onto the garden. Laminate floor and two radiators

## Bedroom 3/Dining Room

11'6" x 8'4" (3.53m x 2.55m)

Double glazed window at the side and radiator

## Bedroom 1

13'6" x 11'4" (4.13m x 3.47m)

Double glazed window to front and built in wardrobe, additional free standing wardrobe and radiator

## Bedroom 2

10'5" x 9'11" (3.18m x 3.04m)

Double glazed window to front, free standing wardrobe and radiator

## Bathroom

Obscure double glazed window to rear, suite comprising w.c, vanity unit incorporating wash hand basin and bath with tiled walls and shower unit incorporating screen. Radiator

## Gardens

### Front

Small easy to manage area with steps to front door and side access to parking

## Rear

Enclosed private and secluded garden laid to lawn with feature paved patio covered by attractive roofed, but open sided Pergola. Outside power points and timber sheds. Side access to secluded low maintenance gravelled area with aluminium framed greenhouse and side gate.

## Garage

Single detached garage with electric powered door. Power and light, side door

## Parking

There is a tarmac hards tanding at the side for several vehicles including a motor home or caravan

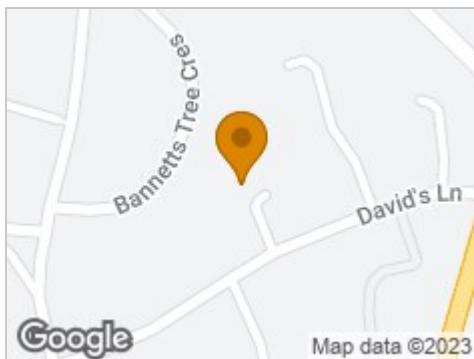
## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D



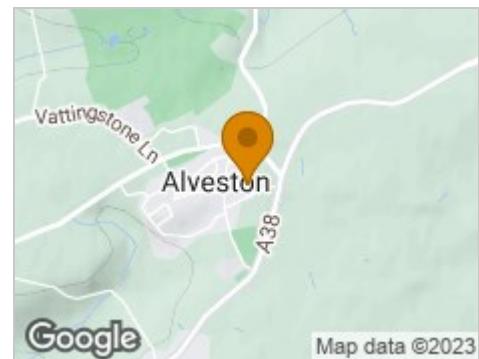
## Road Map



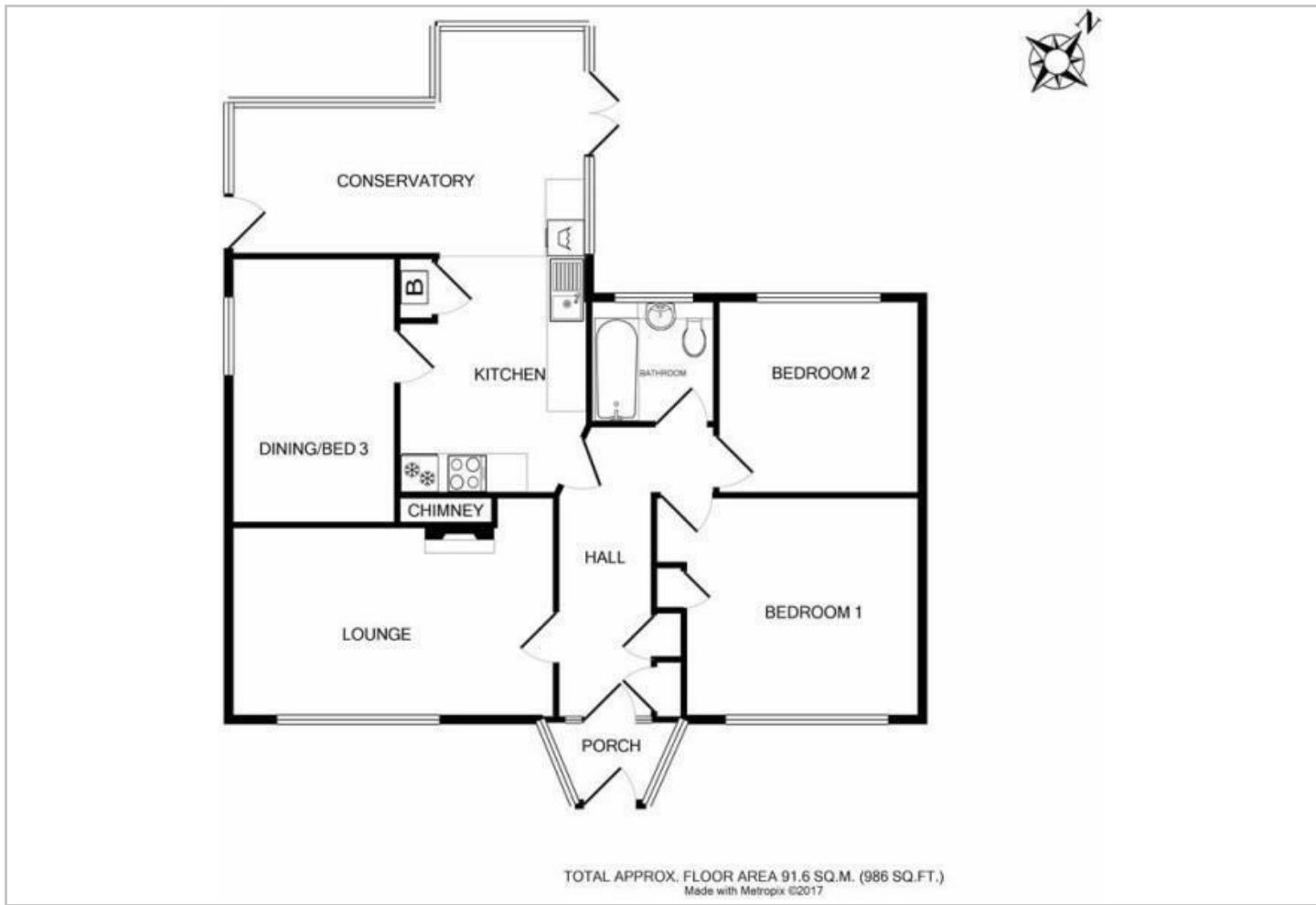
## Hybrid Map



## Terrain Map



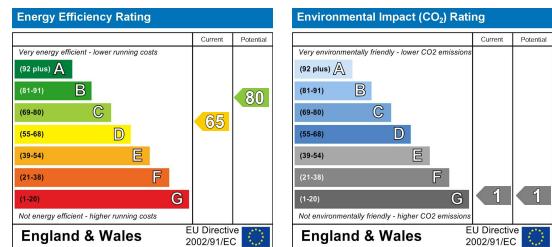
## Floor Plan



## 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.