



22 Quarry Road

Alveston, South Gloucestershire, BS35 3JJ





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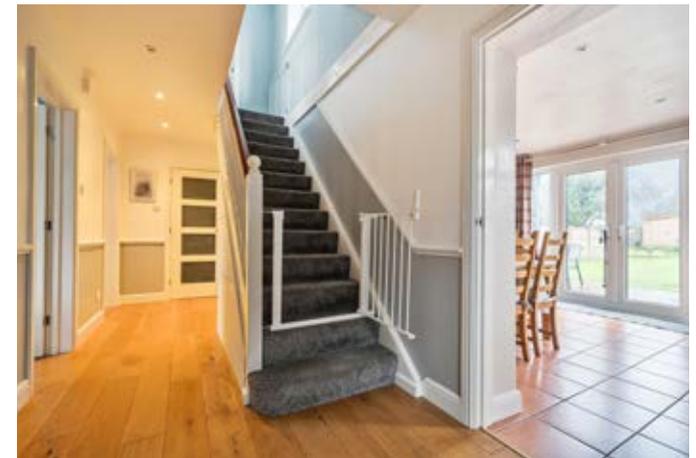
Alveston, South Gloucestershire, BS35 3JJ

A recently refurbished and beautifully presented, semi-detached, family home with a substantial, level lawn garden and off-street parking for multiple cars with EV charging.

A recently refurbished and beautifully presented semi-detached family home of 1220 square foot | Substantial east facing garden with level lawn, multiple terraces, raised decking, planters, a potting shed and a tool shed | Upgraded, Shaker style kitchen dining room with Rangemaster cooker and French doors onto the garden | Sitting room | Study / bedroom four | Three bedrooms, all with integrated wardrobes | Family bathroom and a recently installed family shower room | Spacious entrance hall with engineered oak flooring and utility area | Fully boarded and insulated loft space with conversion potential (subject to consent) | Gravelled off street parking for multiple cars with EV charging | EPC: C

Situation

Alveston is a lovely community with abundant local amenities. The Square Bakehouse and Coffee shop is excellent; next door is an award-winning butcher and a Pilates studio. There are well equipped play areas for the kids and St Helen's Church of England Primary School (Ofsted Outstanding) and Natural Choice Nursery (Ofsted Good) are both within walking distance. There are also plenty of great dog walks in the surrounding countryside. The nearby Old Down Country Park is a lovely open space in which to walk with a kids play area. The local pub The Fox serves great food. The local cricket club operates as a community hub with much of the community gathering there on Fridays. Also nearby is an Alpaca farm with another lovely cafe, and in the opposite direction is the historic market town of Thornbury with several great cafes/pubs/restaurants, some great gyms, a leisure centre, several community halls and a golf course.







Alveston also provides very easy access to Bristol city centre (11 miles), Bristol Parkway (8 miles) for direct trains to London Paddington (circa 1 hour 15 minutes), Cribbs Causeway (7 miles) and the M4/M5 motorway networks (2.5 miles). Bristol airport is 23 miles away with flights to all major European destinations.

For Sale Freehold

A recently refurbished and immaculately presented, semi-detached, family home with a substantial level lawned garden and off-street parking for multiple vehicles in the popular village of Alveston.

The house is set back from the road and accessed via a gravelled front drive with parking for three vehicles and EV charging. A lovely fenced front lawn with an ornamental cherry tree provide colour and charm.

The front door (installed 2023) leads into a wide and spacious, engineered oak entrance hall with spot lighting, dado railing and a slick two-tone colour scheme.

The kitchen (upgraded 2023) is immediately to the right and is generously proportioned with a Shaker style, terracotta tiled flooring and ample wall and base unit storage. The worktops are timber with a colourful tiled backsplash, breakfast bar and integrated ceramic sink overlooking the garden. The appliances include a Rangemaster cooker with two ovens, a grill, plate warmer and five ring induction hob as well as an integrated Kenwood dishwasher and free-standing fridge freezer (subject to negotiation).

The adjoining dining area is roomy with ample space for circa six people dining. French doors lead directly onto a flagstone terrace, ideal for al fresco dining during the summer months.

Back off the hall is a cosy sitting room with engineered oak flooring, deep alcoves for shelving and a large, double glaze window overlooking the front garden. A lovely space in which to relax and unwind.

Adjacent is a light and spacious study with engineered oak flooring and a large window overlooking the front garden. This room would work well as a downstairs bedroom if required, ideal for multi-generational living.

Next door is a modern, fully tiled, en suite shower room (installed 2025) with a double walk-in rain shower, WC and wall mounted sink unit with cabinetry. Situated at the end of the hall next to the shower room is a useful utility area (installed 2023) with plumbing for white goods, a timber worktop with tiled backsplash and built-in shelving and storage.





A charming, carpeted staircase with timber handrails and spindles leads up to the first-floor landing off which the bedrooms are located. Bedrooms one and two are both carpeted comfortable doubles with integrated wardrobes and a stylish, two-tone colour scheme. Bedroom three also has integrated wardrobes and works well as a nursery. These rooms are served by a fully tiled family bathroom with a bath and shower over, WC and wall mounted sink unit with cabinetry and further storage housing the boiler (installed 2021).

The loft space is fully boarded and insulated with ladder access and lighting with excellent conversion potential (subject to planning).

Outside

Externally, there is a lovely alfresco dining terrace off the kitchen leading onto the gardens, which are substantial and glorious with a large expanse of level lawn bordered with high, timber fencing and a stone wall at the end. The garden is secure, private and perfect for dogs or children playing. At the end, the owners have installed some raised decking with space to enjoy a drink as well as a charming, timber potting shed and some raised planters for growing veg (installed 2025). There is also an additional flagstone barbecue terrace as well as a wildflower garden, lovely white Magnolia tree and a well-stocked border of shrubs and perennials providing colour and scent

Services:

All mains connected.

Local Authority:

South Gloucestershire: Tel: 01454 868 005

Council Tax: Band A

Directions:

Post Code BS35 3JJ

Viewing:

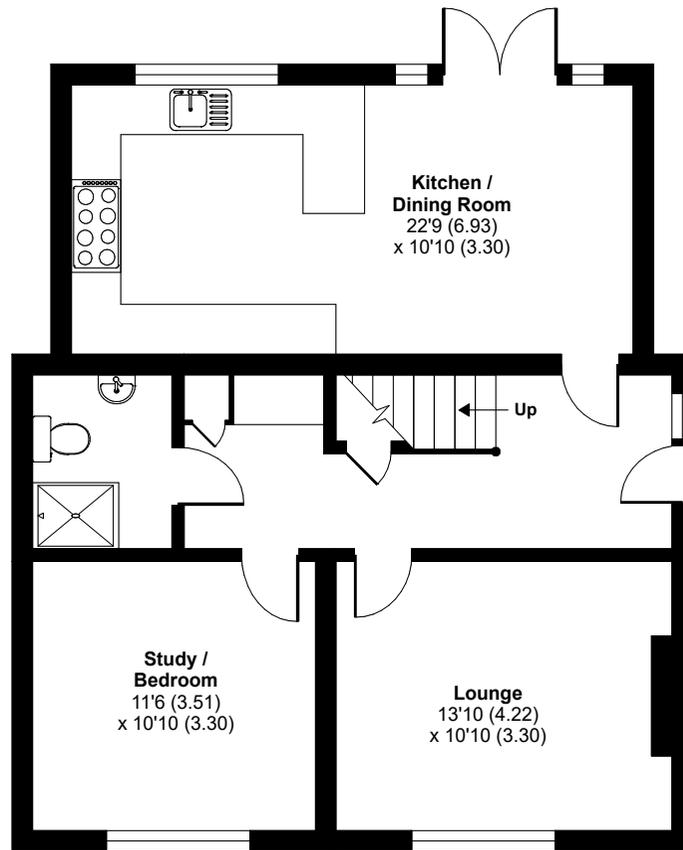
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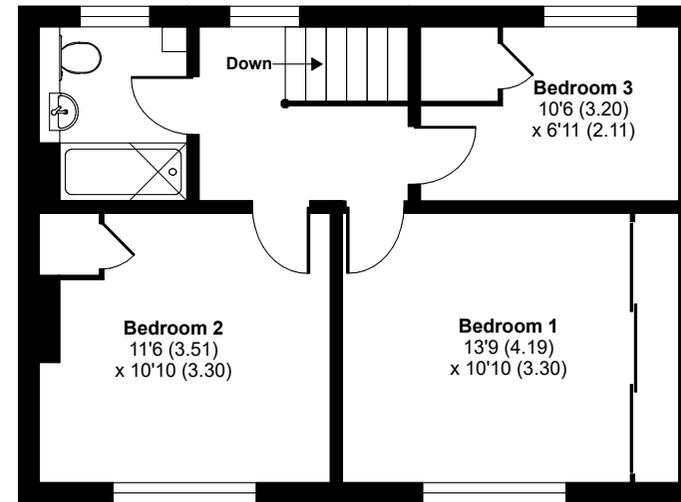
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Approximate Area = 1220 sq ft / 113.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Rupert Oliver Property Agents. REF: 1417916