

Milburys

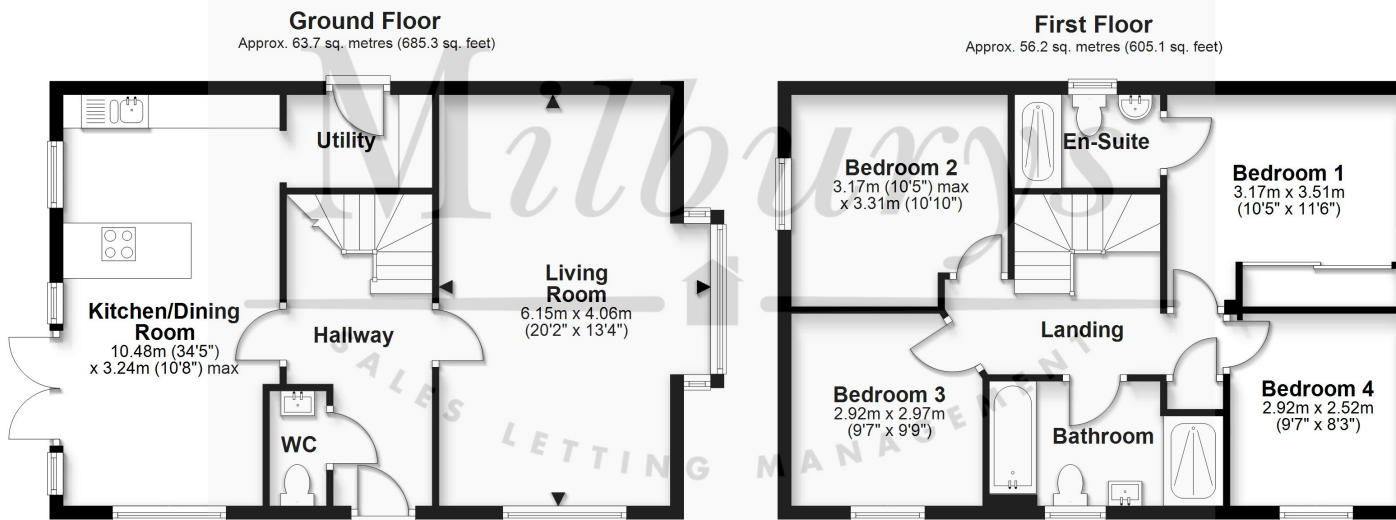
SALES LETTING MANAGEMENT



45 Squirrel Crescent, Thornbury, South Gloucestershire BS35 1BS

£514,500





Total area: approx. 119.9 sq. metres (1290.4 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.



# 45 Squirrel Crescent, Thornbury, South Gloucestershire BS35 1BS

We are excited to present this modern detached home, perched in a prime elevated position, boasting 'one careful owner from new' who has implemented subtle enhancements, all set against a picturesque countryside outlook – an opportunity not to be missed! Upon entering, cross the hallway where you'll find the cloakroom to your left before turning right into the lounge. This expansive dual-aspect space is bathed in light, thanks to a generous bay window. Across the hall lies the smart fitted kitchen/dining area, complete with sleek cabinetry, a peninsula cooking zone and a separate utility room. Ample space is available for a family dining set, complemented by French doors that open to the secluded garden. Ascend to the first floor to find four sizable bedrooms, with the master featuring built-in wardrobes and an en-suite shower room. The main bathroom is equipped with both a walk-in shower and a bathtub. The exterior offers a private garden, a garage store/versatile summer house/home office and driveway parking for three vehicles. Contact us today to schedule your visit!

## Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated to the north of the City of Bristol and the M4/M5 interchange, with excellent commuting links via the motorway network and by rail from Bristol Parkway Station (Paddington/South Wales). The part-pedestrianised and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a sort drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. The town is blessed with a number of primary and junior schools, plus The Castle secondary school ([www.thecastleschool.org.uk](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, now a luxury hotel. The nearest independent school is Tockington Manor School.

## Property Highlights, Accommodation & Services

- Detached Home In Edge Of Countryside Setting
- Generous Lounge With A Dual Aspect And Large Bay Window
- Smart Fitted Kitchen/Diner With Separate Utility
- Four Double Bedrooms - Principal Bedroom With Fitted Wardrobes And En- Suite
- Garage Store And Off Street Parking For Three Vehicles
- Enclosed Rear Garden With Access To Converted Garden Room
- Smart Fitted Family Bathroom With Walk-In Shower And Bath
- Cloakroom
- Prime Location With Views
- Remainder Of An NHBC Warranty - Dated 2019

## Directions

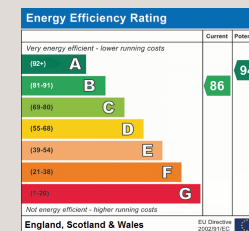
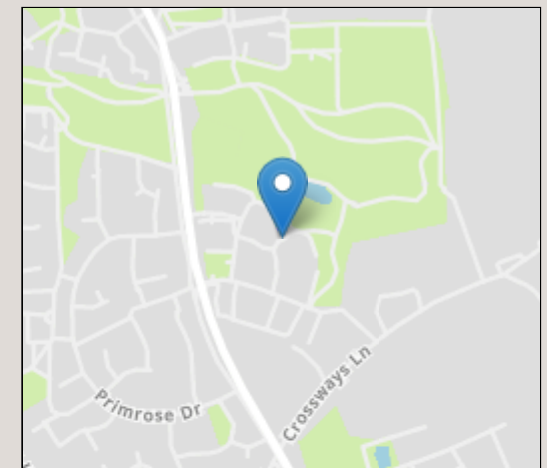
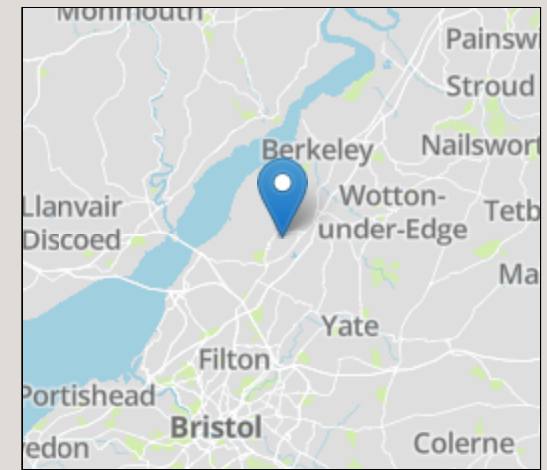
Travelling north on the A38 turn left at Grovesend traffic lights towards Thornbury. At the roundabout turn right and continue along Morton Way. Shrew Gardens is the third turning on the right. Turn in and then take the first turning on the left into Squirrel Crescent, follow the road down then around. No.45 can be found on your left hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - Tax Band E

**Tenure** - Freehold

**Additional Information** - [www.southglos.gov.uk](http://www.southglos.gov.uk)

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



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