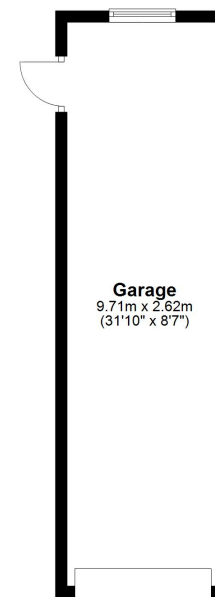


Garage
Approx. 25.4 sq. metres (273.9 sq. feet)



Total area: approx. 162.1 sq. metres (1744.6 sq. feet)

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



37 Chatsworth Park, Thornbury, South Gloucestershire BS35 1JF

This beautifully presented detached home is situated in Chatsworth Park, an established and select modern development secreted away on the 'Castle' side of the market town of Thornbury, conveniently placed for local secondary and primary schools. This energy efficient home (EPC Rating B) enjoys a well-tended level plot with twin parking spaces to the front and a double 'tandem' garage to the right hand side. It offers excellent family accommodation with three separate reception rooms - a dual-aspect lounge with patio doors to the garden, separate dining room and a study - plus a stunning fitted kitchen with breakfast bar, integrated appliances and utility space. Upstairs are four double bedrooms - the principal bedroom has a smart en-suite shower room and all have built-in or fitted wardrobes. The bathroom has been replaced and upgraded with a super modern suite that includes both a bath and a separate corner shower cubicle. Practical benefits include gas central heating and double-glazing, an electrically operated awning over the patio and photovoltaic panels. The rear garden has a south-easterly aspect, is fully enclosed, backing onto an old stone wall, with patio, lawn and well-stocked borders, screened by a mature hedge. In all, a lovingly cared for home in a fantastic location - come and view!

Situation

Thornbury is a thriving market town 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 High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus open community spaces, parks and sports grounds/clubs. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.thecastleschool.org.uk) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Energy Rating B • Select Modern Development • 'Castle' Side Of Thornbury
- Convenient The Town Centre, The Castle School, St. Mary's & Manorbrook Schools • Detached Family House
- Generous Mature Plot, Double Tandem Garage • Lounge, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom
- Four Double Bedrooms, En-Suite Shower Room • Smart Contemporary Bathroom With Separate Shower Cubicle
- Gas Central Heating, Double-Glazing, Photovoltaic Panels

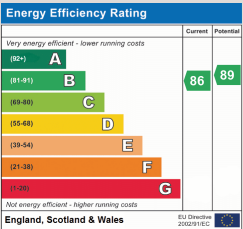
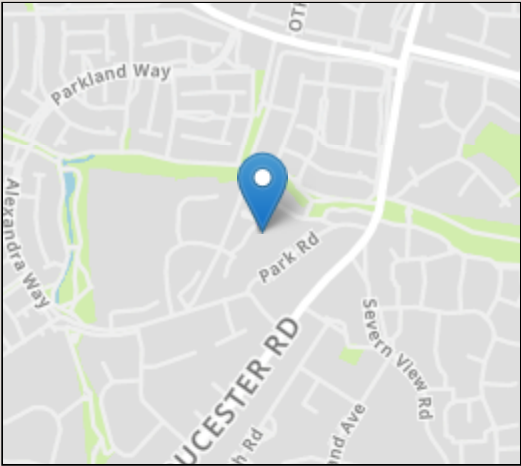
Directions

From Thornbury High Street, take the Gloucester Road north from the mini roundabout. Take the third left into Dean Avenue. At the end turn right onto Park Road, then left into Chatsworth Park. Ignoring the first cul-de-sac on your left, follow on round to the right and then around to the left. Look out for No. 37 on your right hand side.

Local Authority & Council Tax - South Gloucestershire - Tax Band F

Additional Information -

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



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