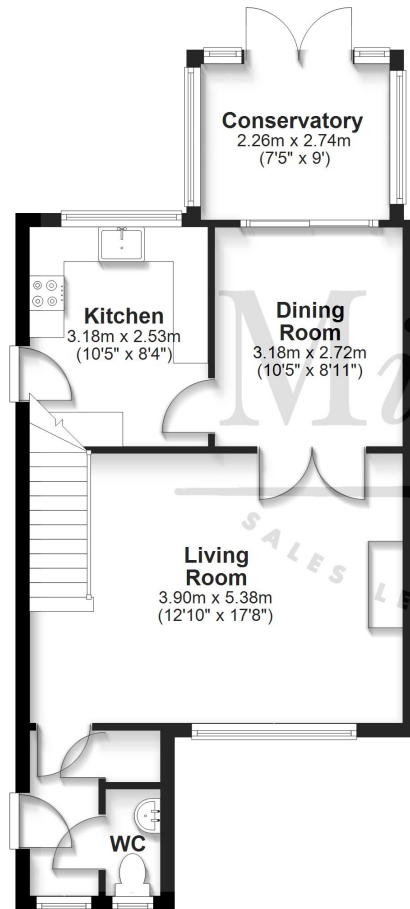




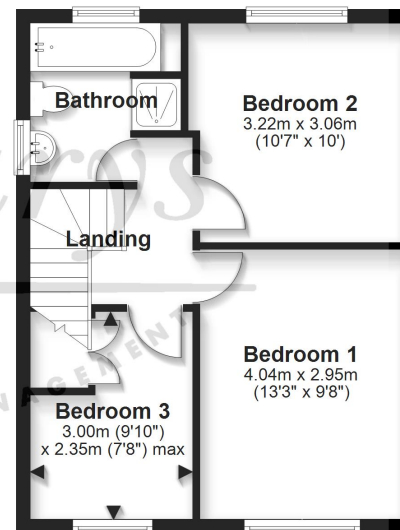
Ground Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



Total area: approx. 89.3 sq. metres (961.5 sq. feet)

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



31 Oakleaze Road, Thornbury, Bristol, Gloucestershire BS35 2LN

Milburys are thrilled to offer to the market, this immaculate three bedroom family home which is presented to a high standard and offers well proportioned rooms throughout for ideal family living. The property has an exceptional array of benefits on offer, from the electric gated driveway for added security to the extended garage for extra storage. Entering through the porch, passing by the cloakroom and coat cupboard you will enter the spacious lounge, bright and airy with a fireplace focal point. Moving through the glazed double doors into the dining room, a good size and perfect for entertaining! To the rear of the property the conservatory can be located, excellent additional reception space which also allows access to the rear garden via the French doors. The fitted kitchen, a great design with ample wall and base units and all the space necessary for your appliances. To the first floor, three bedrooms - two double and one single - the principal bedroom offers fitted wardrobes and the single has a useful built in cupboard. The family bathroom is a great design with bath and separate shower cubicle, perfect for a busy household. Externally, the enclosed rear garden is perfectly manicured and an absolute delight in the summer months. Further benefits include but not limited to three bay parking to the front, UPVC double glazing and gas central heating. Call today to book your viewing!!

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 part-pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, 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 close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Three Bedroom Semi-Detached Home In Fantastic Thornbury Location
- Two Doubles And One Single Bedroom
- Entrance Porch With Cloakroom And Storage Cupboard
- Bright And Airy Spacious Family Lounge With Electric Fireplace
- Fabulous Fitted Kitchen With Wall And Base Units
- Family Bathroom With Separate Shower Cubicle
- Dining Room Leading To The Conservatory With French Doors Opening Out To The Enclosed Rear Garden
- Enclosed Landscaped Rear Garden
- Electric Gated Driveway And Extended Single Garage

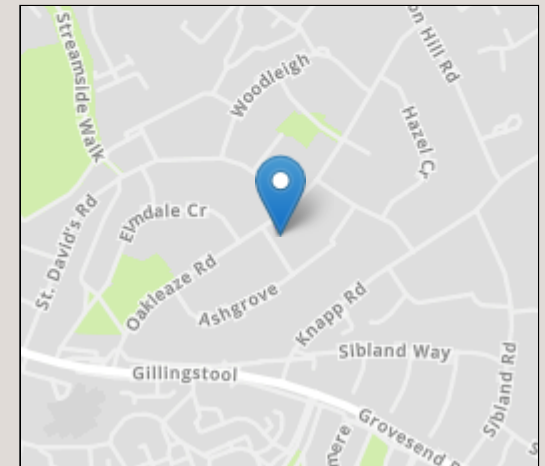
Directions

Travelling away from the centre of Thornbury along the Grovesend Road, take your third left into Oakleaze Road. Follow the road along and shortly before the parade of shops, the property will be found to your left.

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

Tenure - Freehold

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





www.milburys.co.uk