

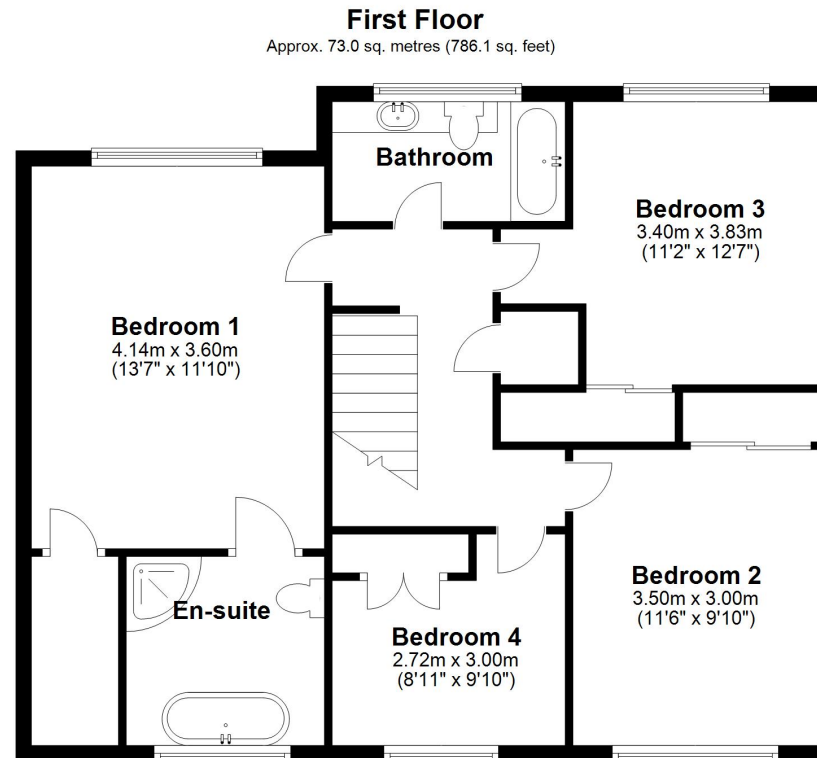
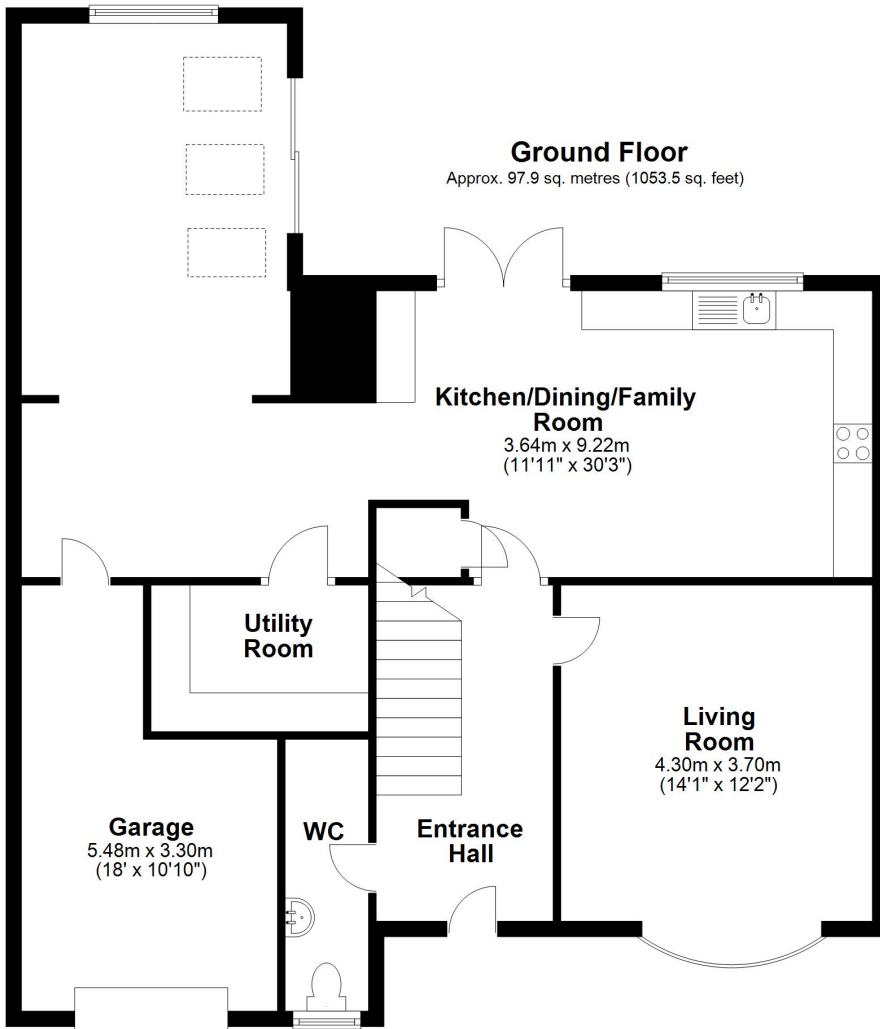
Milburys

SALES LETTING MANAGEMENT



21 Jubilee Drive, Thornbury, South Gloucestershire BS35 2YG

£550,000



Total area: approx. 170.9 sq. metres (1839.6 sq. feet)

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

21 Jubilee Drive, Thornbury, South Gloucestershire BS35 2YG

A well proportioned and extended link-detached property perfectly refurbished to exacting standards! Nestled in a popular cul-de-sac in the heart of Thornbury, this spacious family home has been completely renovated throughout, and provides exceptionally well presented accommodation over its two floors. The lounge is spacious and welcoming, with a front aspect allowing the light to flood the room via the vast bay window. Bespoke storage adds a modern touch. The heart of the property is undoubtedly the kitchen/diner/family room! The kitchen is fitted with classic 'Shaker Style' wall and base units, integrated appliances and a separate utility which will appease anyone. There is space in abundance for a dining suite and the family living area is perfect for relaxing after a long day. French doors allow access to the enclosed rear South-West facing garden and patio. A useful cloakroom completes the ground floor. Moving up to the first floor, the principal bedroom is a great size with the added addition of an en-suite bathroom, with a free standing bath, separate shower cubicle and heated towel rail. There are a further two double bedrooms, bedroom three with fitted wardrobes and a generous single. The family bathroom complements perfectly with its modern design, shower over the bath, basin with vanity unit and heated towel rail. Externally, a newly completed block paved driveway allows parking for three vehicles leading to the single garage. All-in-all an exceptional property ready and waiting to be viewed! Book your visit today.

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.the.castleschool.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

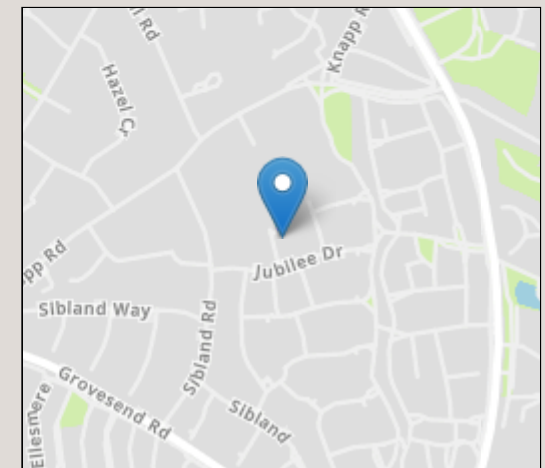
- Renovated And Extended Four Bedroom Link Detached Property
- Finished To A High Standard Throughout
- Within Easy Reach Of The A38, Town Centre, Local Primary Schools And Popular Streamside Walks
- Supurb Kitchen/Diner/Family Area With Newly Fitted Kitchen
- Spacious Lounge With Fitted Storage And Bay Window
- Principal Bedroom With Ensuite Bathroom And Separate Shower Cubicle
- Smart Fitted Family Bathroom With Shower Over Bath
- Utility And Cloakroom
- Block Paved Driveway Leading To Single Garage
- Enclosed Rear Garden, South-West Facing With Lawn And Patio

Directions

Entering Thornbury from the A38 at Grovesend, cross over the roundabout onto Grovesend Road. Take the second right into Sibland Road then second right again into Jubilee Drive. Follow the road along and take the second left into the cul-de-sac. No.21 will be found on your right hand side.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC







