

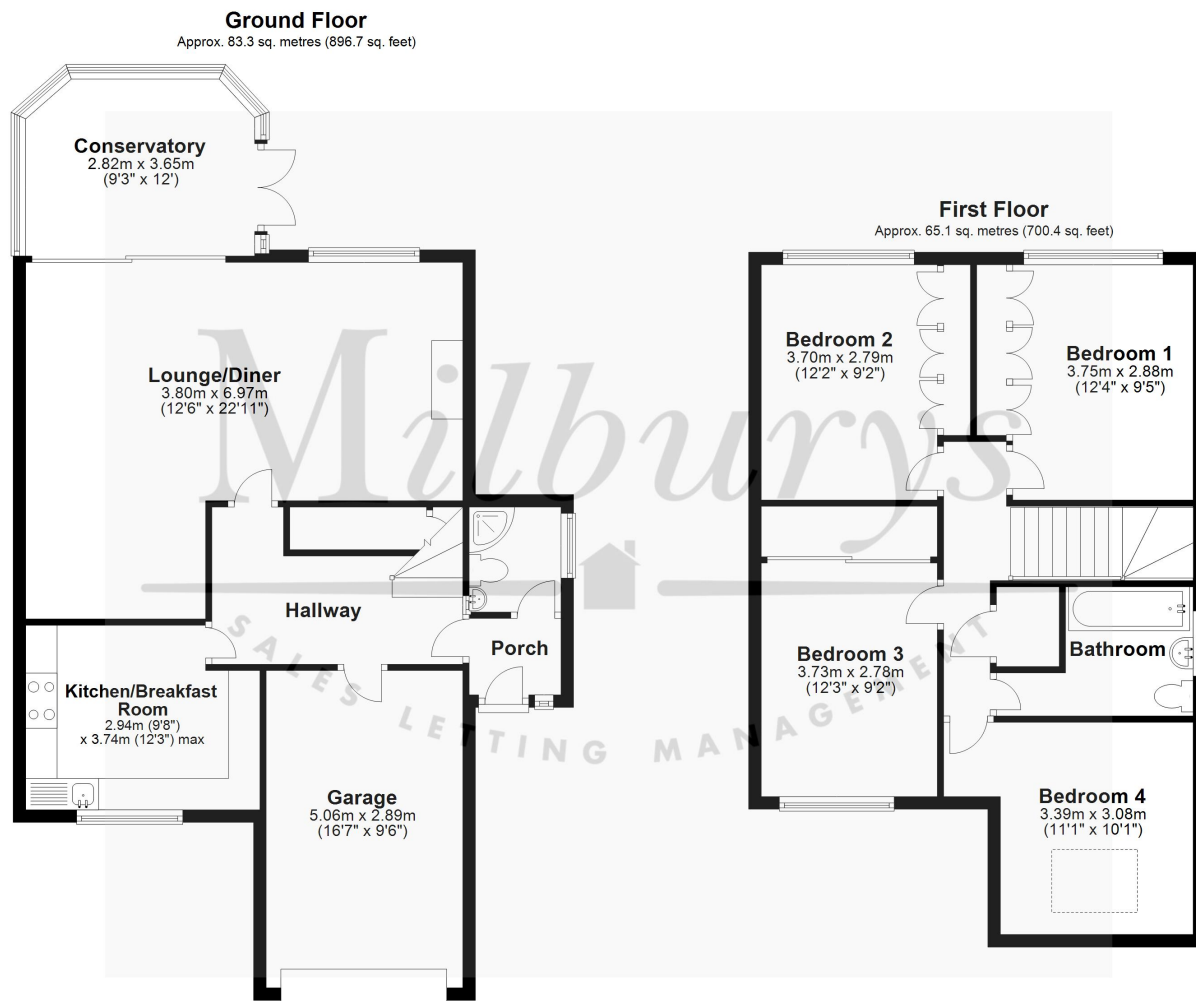
Milburys

SALES LETTING MANAGEMENT



3B Hillcrest, Thornbury, South Gloucestershire, BS35 2JA

£429,000



Total area: approx. 148.4 sq. metres (1597.1 sq. feet)

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



# 3B Hillcrest, Thornbury, South Gloucestershire BS35 2JA

What a great house! And in such a great location! Four generous bedrooms and a 'central' cul-de-sac location just a short walk to all the amenities of the High Street - come and view! The side porch welcomes you into the property leading to the main entrance hall and the cloakroom/ground-floor shower room. A smart fitted kitchen overlooks the front of the property and an L-shaped open-plan lounge/dining room runs across the rear with sliding doors to the conservatory behind. Upstairs there are four fantastic double bedrooms, three with useful fitted wardrobes and modern family bathroom suite with shower over the bath. Moving outside we discover beautifully maintained gardens with mature shrub borders and a sunny (weather permitting!) south-westerly aspect, laid mainly to lawn plus a patio area - perfect for alfresco dining in the summer months. To the front is ample parking space and the integral garage (with electric roller door). Practical benefits include gas central heating and UPVC double-glazing! A stunning family home in a fantastic location, this is sure to be one you don't want to miss! NO ONWARD CHAIN!

## 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 pedestrianised 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Central Thornbury Location On No-Through Road
- An Immaculately Presented, Four Bedroom, Semi-detached Family Home
- Featuring A Fantastic Sized Lounge/Diner, Conservatory And Smart Fitted Kitchen
- Four Double Bedrooms, Three With Built In Wardrobes
- Recently Refurbished Downstairs Shower room And Upstairs Bathroom With Shower Over
- Beautifully Maintained Enclosed Rear Garden, Laid Mainly To Lawn With Patio Area
- Spacious Garage With Electric Roller Top Door
- Excellent Local Schools Within Walking Distance
- Benefits Include Gas Central Heating, UPVC Double Glazing And No Onward Chain!

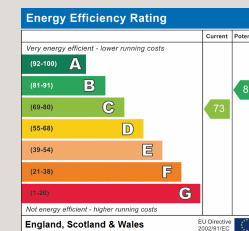
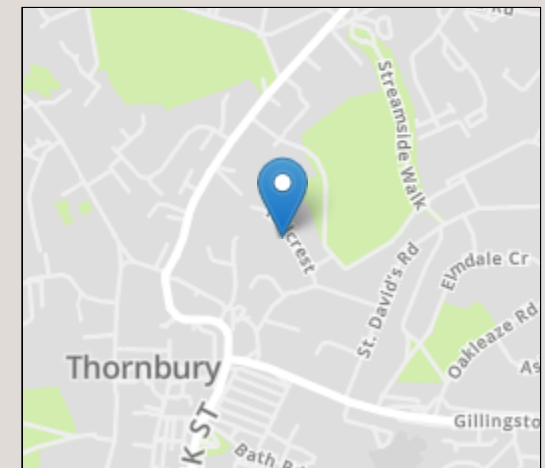
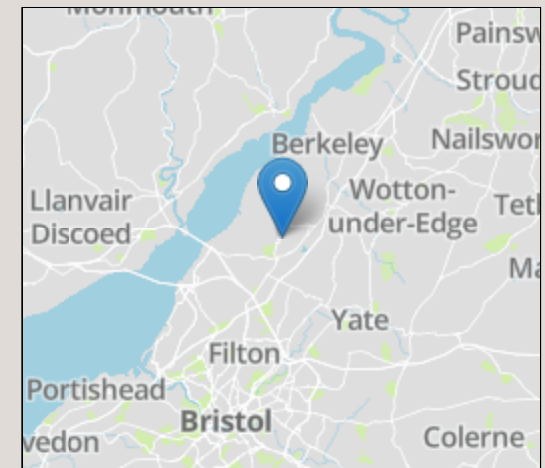
## Directions

From the centre of Thornbury, head east on Gillingstool, take the second left turn onto St David's Road. Take the second left into Blakes Road and follow the road round to the right into Hillcrest. No.3b can be found on your left hand side.

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

**Tenure** - Freehold

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



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