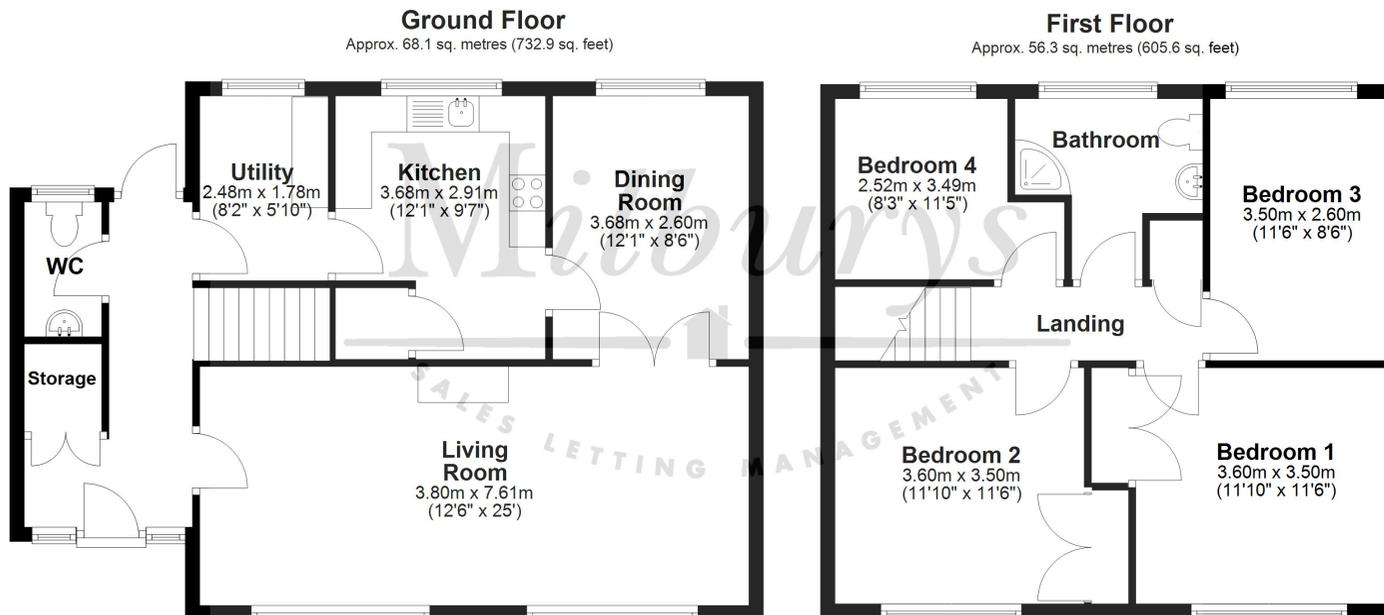




12 Charles Close, Thornbury, South Gloucestershire, BS35 1LN

£455,000



Total area: approx. 124.3 sq. metres (1338.4 sq. feet)

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



12 Charles Close, Thornbury, South Gloucestershire BS35 1LN

This impressive, detached, family home is located in a quiet and established setting off Butt Lane, 'Castle Side' of Thornbury. The property is sat on a generous plot with large gardens to front and back. The flexible accommodation and generous living space only increase the desirability, along with the proximity to local primary and secondary schools, Thornbury town centre and countryside walks. Upon entry, passing through the welcoming hallway to the lounge, an incredible size with wood-burning stove, double windows allowing the light to flood in and elegant wooden floors, the perfect space to retreat. The dining room with patio doors is to the rear, as is the smart fitted kitchen, that benefits from granite countertops, wall and base units and a separate utility. The cloakroom completes the ground floor. To the first floor, four double bedrooms with principal and bedroom two with built-in wardrobes. The family shower room completes the property. Externally, the rear garden is quite something, with established borders, a manicured lawn and patio area for entertaining in the summer evenings, it will seal the deal for all! Further benefits include garage and off street parking. No Chain, book your viewing today!!

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) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Large Detached Family Home 'Castle' Side Of Thornbury
- Four Double Bedrooms
- Cul-De-Sac Setting
- Smart Fitted Kitchen With Utility
- Beautiful Enclosed Rear Garden With Patio For Alfresco Dining
- Spacious Lounge With Wooden Floors And Wood-Burning Stove
- Separate Dining Room
- Garage And Offsteet Parking
- Walking Distance To Thornbury Town Centre And Local Primary/Secondary Schools
- NO CHAIN!!

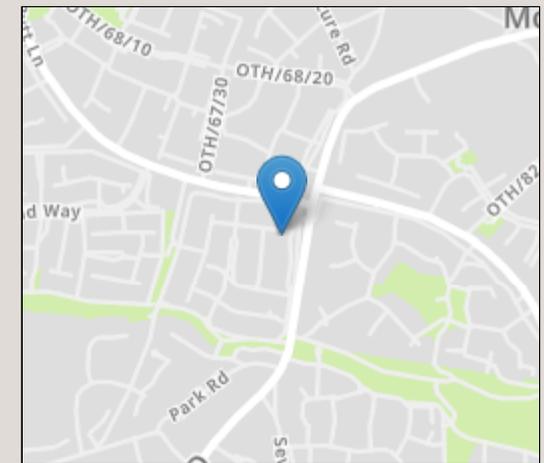
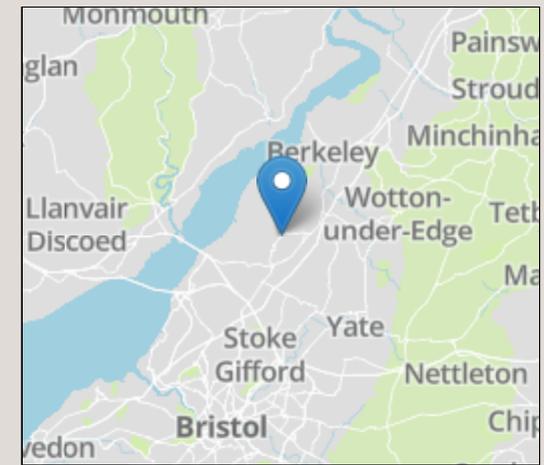
Directions

From the centre of Thornbury turn north onto the Gloucester Road from the mini roundabout at the bottom of the High Street. Just as Thornbury ends, turn left into Butt Lane, then take the first left into Charles Close. Follow the road round keeping to the left, No.12 can be found the left.

Local Authority & Council Tax -

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	81

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

