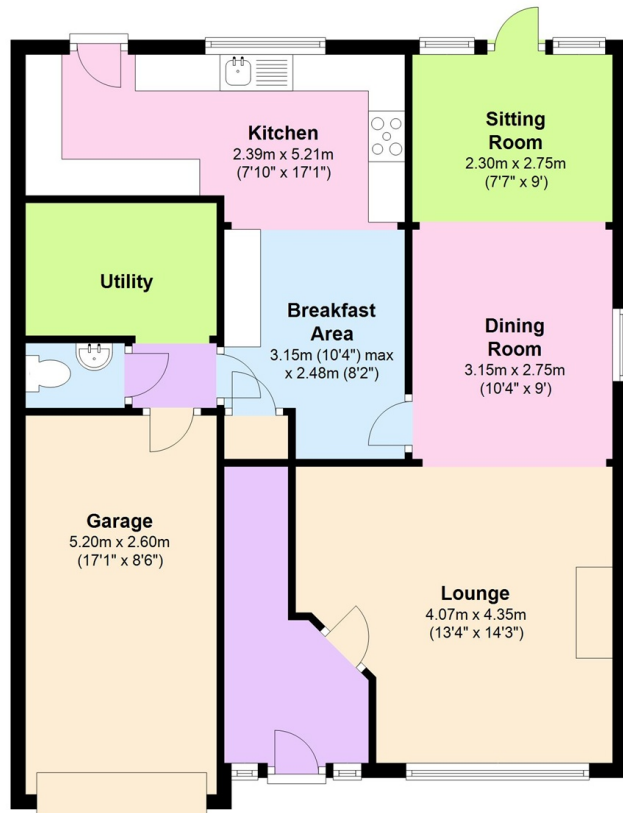






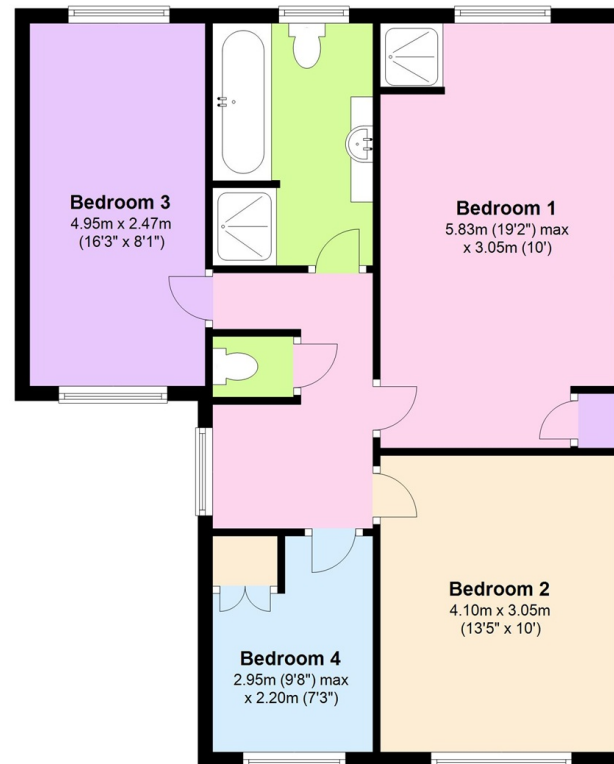
## Ground Floor

Approx. 79.3 sq. metres (853.7 sq. feet)



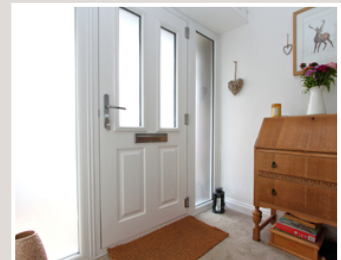
## First Floor

Approx. 67.4 sq. metres (725.9 sq. feet)



Total area: approx. 146.7 sq. metres (1579.6 sq. feet)

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



# 4 Maple Avenue, Thornbury BS35 2JW

Nestled in a sought after residential location on the outskirts of Thornbury's town centre, this beautifully presented and thoughtfully extended detached home offers spacious and versatile accommodation ideal for modern family living. The ground floor features an impressive open-plan living room complete with a charming wood-burning stove, seamlessly connecting to a formal dining area behind and separate sitting room beyond- perfect for both everyday living and entertaining. A well-appointed kitchen/breakfast room overlooks the rear garden, creating a bright and welcoming heart to the home. Additional conveniences include a downstairs cloakroom, a separate utility and access to a single, integral garage. Upstairs, the property offers four well- proportioned bedrooms, three generous doubles and a comfortable single. The principal bedroom benefits from an integrated shower area, while the family bathroom serves the remaining rooms. Outside the front of the property boasts block-paved off-street parking, while the generous rear garden provides ample space for relaxation, play or entertaining. This is a wonderful opportunity to acquire a modern, move-in ready home in an excellent location- early viewing is highly recommended.

## 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](http://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

- Detached Four Bedroom Family Home, Thoughtfully Extended
- Walking Distance To Thornbury Town Centre, Primary Schools And The Castle Secondary School
- Open Plan Lounge With Wood Burning Stove, Dining Room And Further Sitting Room
- Modern Kitchen/Breakfast Room With Separate Utility
- Master Bedroom With Integrated Shower, Two Further Double Bedrooms And A Single
- Family Bathroom With Separate Shower Cubicle
- Single Integral Garage And Off Street Parking
- Generous Enclosed Rear Garden
- Gas Central Heating And UPVC Double Glazing
- Thoughtfully Extended And Lovingly Cared For By Its Current Owners

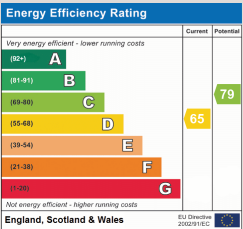
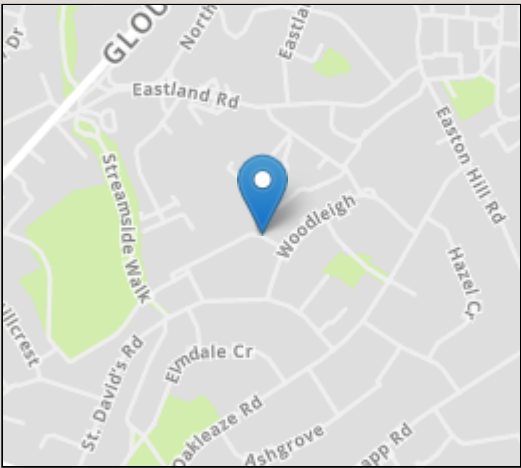
## Directions

From the centre of Thornbury take Gillingstool towards the A38. At the bottom of the slope take your first left into St David's Road. Take the fourth left into Woodleigh then first left into Maple Avenue. Number four is just inside on the right hand side.

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

**Additional Information** - [www.southglos.gov.uk](http://www.southglos.gov.uk)

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto: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](http://www.milburys.co.uk)





