

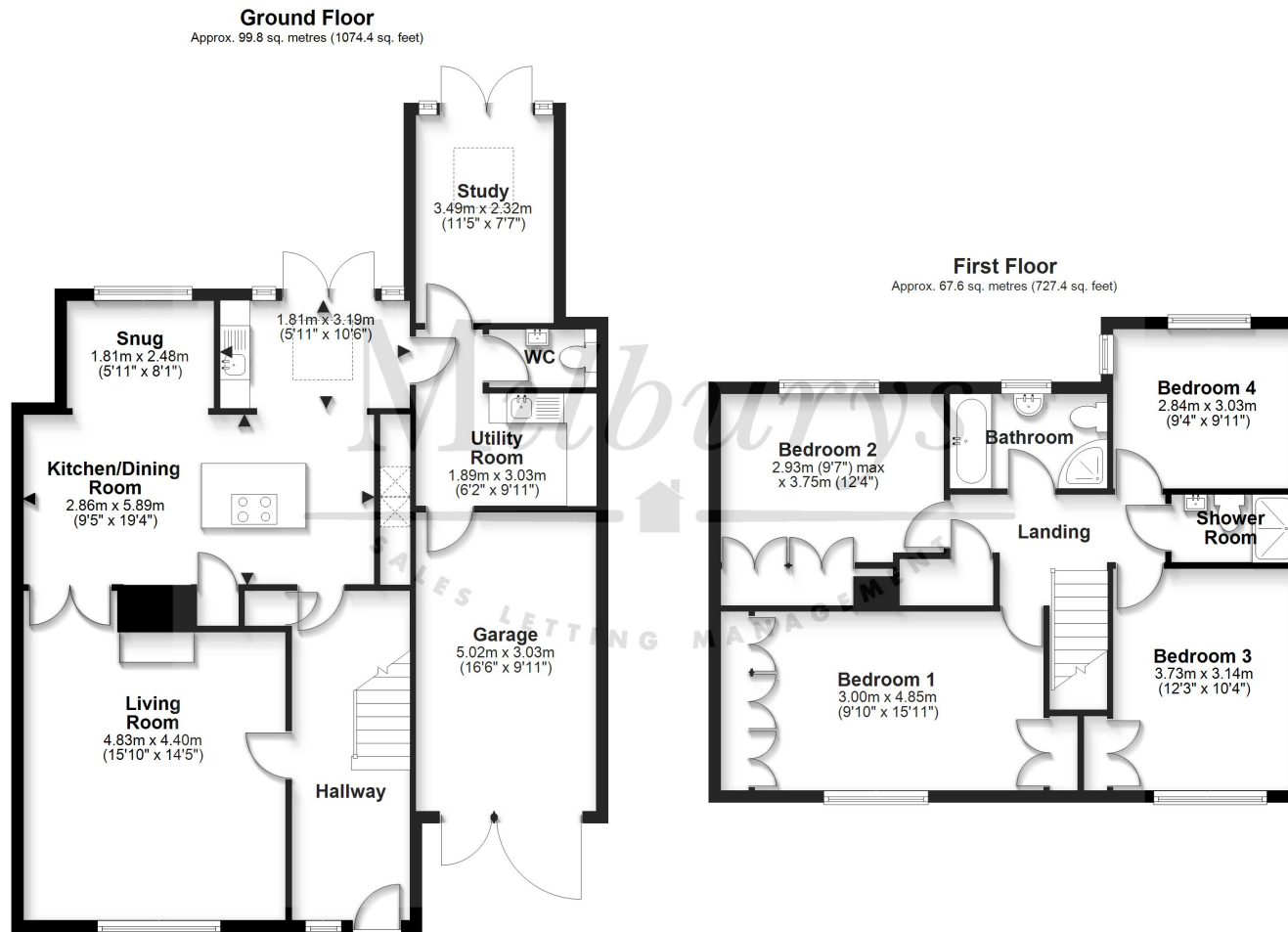
Milburys

SALES LETTING MANAGEMENT



16 Manor Park, Tockington, South Gloucestershire BS32 4NS

£579,995



Total area: approx. 167.4 sq. metres (1801.8 sq. feet)

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



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This stunning modern village home enjoys a cul-de-sac position with country walks right from the front door and the bonus of a lovely family-friendly pub just around the corner. It has been cleverly extended across the rear, greatly enhancing living space, with everything beautifully presented throughout. The accommodation includes a generous living room with a feature fireplace, plus double doors leading through to the smartly presented open-plan fitted kitchen/dining room behind - fantastic space for entertaining family and friends. This area includes an island and integrated appliances plus plenty of space for a dining table and chairs. For those working from home, or perhaps looking for a play room, there is a separate study/home office, plus a 'snug' - the perfect spot for sitting with a cuppa and a book. Practical benefits include a utility room, a cloakroom, Upvc double-glazing and gas central heating. Moving upstairs we discover four generous bedrooms, two with built-in wardrobes, a family bathroom with both a bath and shower cubicle, plus a separate shower room. There is an integral garage with an internal courtesy door and off-street parking to the front. The house faces out onto an open green, with enclosed lawned gardens behind - the extension framing a paved patio and raised planters. Don't miss out!

Situation

The village of Tockington is situated to the north of Bristol, west of the A38, circa 3 miles from the M4/M5 interchange and about 5.5 miles from Bristol Parkway Station. The neighbouring villages of Olveston, Alveston and Lower Almondsbury provide a range of shops including Post Office, general provisions, butcher, groceries etc. The local centre and market town of Thornbury is approximately 3.5 miles to the north-east. There are local primary schools in the villages of Lower Almondsbury and Olveston. Marlwood School, Alveston (secondary), is approximately 2 miles to the north-east. Tockington Manor School (independent) sits within the village. The popular Swan Public House is situated just off The Green.

Property Highlights, Accommodation & Services

- Stunning Modern Village Home, Cul-De-Sac Position
- Cleverly Extended, With A Contemporary Twist
- Generous Living Room With Feature Fireplace (Gas)
- Smart Open-Plan Fitted Kitchen/Dining Room
- Island And Integrated Appliances
- Study/Home Office, Snug
- Utility Room, Cloakroom, Upvc Double-Glazing, Gas Central Heating
- Four Double Bedrooms, Two With Built-In Wardrobes
- Family Bathroom With Bath And Shower Cubicle, Separate Shower Room
- Lawned Gardens, Integral Garage, Off-Street Parking

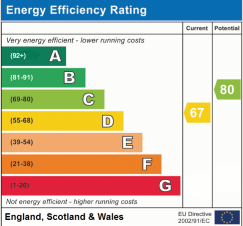
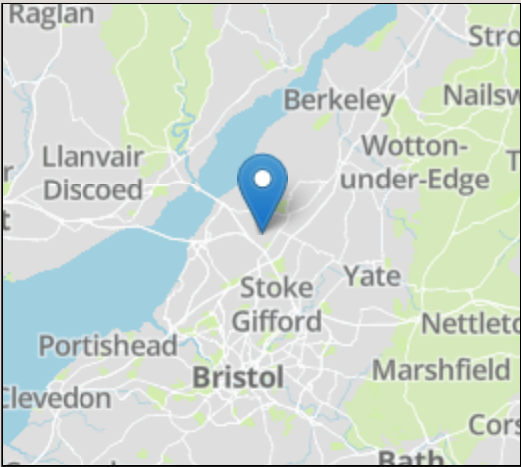
Directions

Travelling into Tockington from the direction of Lower Almondsbury, bear right as you approach the centre of the village, passing 'The Swan' on your right hand side. At the top of the village green turn right. Manor Park is the next right hand turning. Bearing right, drive around the open green space. As you approach the 'T' in the road, No.16 should be facing you.

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

Tenure - Freehold

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



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