

Total area: approx. 172.9 sq. metres (1861.6 sq. feet)

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



2 Hopkins Close, Thornbury, South Gloucestershire BS35 2PX

This beautifully extended and well maintained, four-double bedroom, family home offers a wealth of space, comfort, and flexibility, perfect for modern family living. Situated on an attractive cul-de-sac in a prime position and offering easy access to the A38 at Grovesend, Thornbury town centre and countryside strolls. Upon entering, you are greeted by a welcoming hallway, that leads to the lounge, kitchen/breakfast room, dining room and study. The spacious formal lounge is a standout feature, with its large bay window, and stone surround fireplace, the perfect place to unwind. Flowing through to the dining room which benefits from patio doors allowing access to the enclosed rear garden. The kitchen/breakfast room is a fantastic size, with multiple wall and base units and all the space needed for your appliances. Another benefit is the separate utility with additional access to the rear and integral garage. The spacious study offers the future owner versatility for single storey living. The cloakroom completes the ground floor. To the first floor, you will find four extremely well sized double bedrooms -once a five bedroom footprint- each offering a peaceful retreat for the whole family. Principal bedroom with fitted wardrobes and ensuite and the guest bedroom offering a dual aspect again with fitted wardrobes and ensuite. The family bathroom is modern and well appointed. Externally, the rear garden is a fantastic feature, providing a private and peaceful setting for the whole family. Laid to lawn with a terraced patio ideal for alfresco dining and entertaining in the coming summer nights, the pergola dressed with Wisteria will clench the deal! Call today to arrange your tour.

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) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Extended Four Bedroom Family Home Presented To A High Standard
- Four Large Double Bedrooms
- Principal And Guest Bedroom With Fitted Wardrobes And Ensuite Shower Rooms
- Spacious Family Lounge With Large Bay Window
- Fitted Kitchen With Separate Utility Area And Integral Door To Garage
- Dining Room With Access To The Rear Via Patio Doors
- Study And Cloakroom
- Fabulous Mature Rear Garden With Pond And Pergola Dressed With Wisteria
- Off Street Parking For Multiple Vehicles

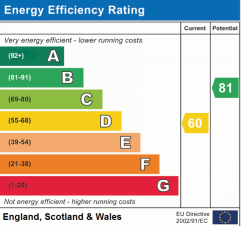
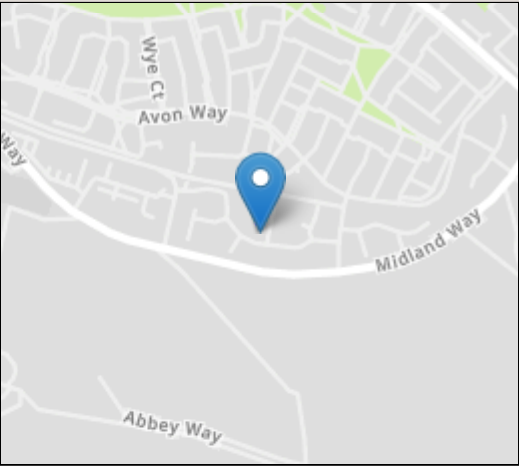
Directions

Heading north on the A38, continue past the traffic lights at the top of Thornbury Hill and on to the second set at Gillingstool. Turn left and at the roundabout left again into Midland Way. Take the first turning right and then left into Hopkins Close. No. 2 will be found on the right hand side.

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

Tenure - Freehold

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



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