

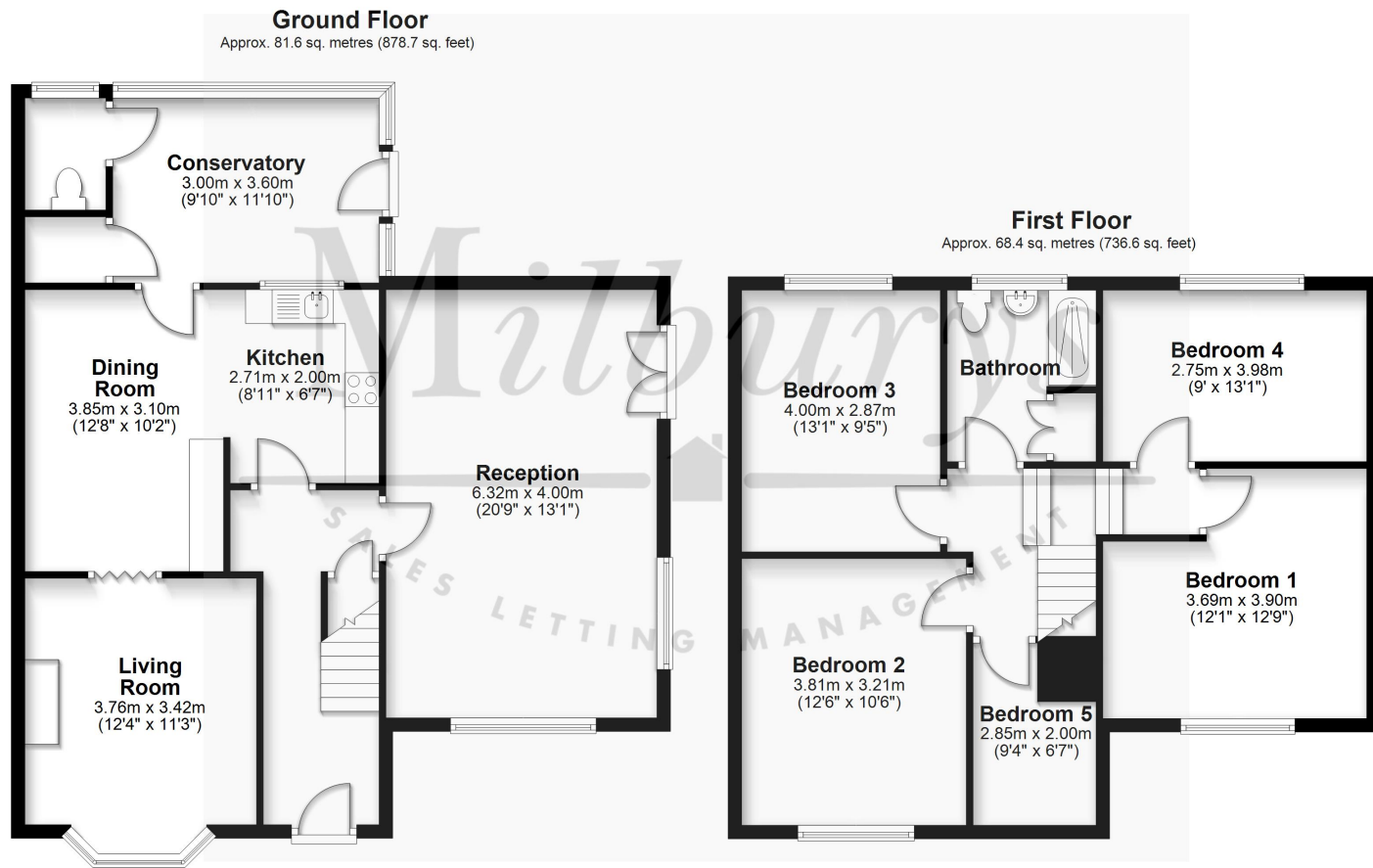
Milburys

SALES LETTING MANAGEMENT

Milburys
FOR SALE

Hillside, Sibland Road, Thornbury, South Gloucestershire BS35 2EP

£520,000



Total area: approx. 150.1 sq. metres (1615.3 sq. feet)

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



Hillside, Sibland Road, Thornbury, South Gloucestershire BS35 2EP

A five-bedroom family home, 'Hillside', offers immense potential in an excellent central location. The current owners have thoughtfully extended, resulting in a spacious property with flexible living spaces across both floors. The entrance hall leads to a cosy living room with a feature fireplace and French doors opening to the kitchen/dining area, which flows into a bright conservatory. A secondary reception room, accessible from the main hallway, serves as an additional family room with dual aspect views. The first floor provides five generous bedrooms and a shower room, accommodating the modern family's need for office space if required. The garden features a patio for summer relaxation, surrounded by raised beds of mature shrubs and a well-maintained lawn, complemented by a large gated driveway. Located just a short walk from the town center, local shops, and excellent primary schools, this property is ideally positioned. It is a home prepared for new ownership, with the significant work of extension and development already done. Additional advantages include gas central heating and UPVC double glazing. Contact us today to schedule a viewing.

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 part-pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, 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

- A Five Bedroom Semi-Detached Family Home In A Fantastic Location
- Thoughtfully Extended, Creating Versatile Living Accommodation
- Living Room With French Doors To Kitchen/Dining Area And Conservatory • Further Dual Aspect Reception Space
- Five Generous Bedrooms And Family Shower Room • Patio Area With Raised Borders Of Mature Shrubs Plus Well Maintained Lawn
- Gated Driveway and Parking • UPVC Double Glazing And Gas Central Heating
- A Short Stroll To Local Shops, Schools And Amenities

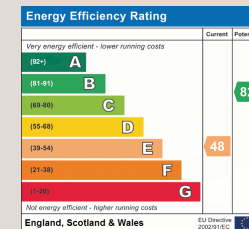
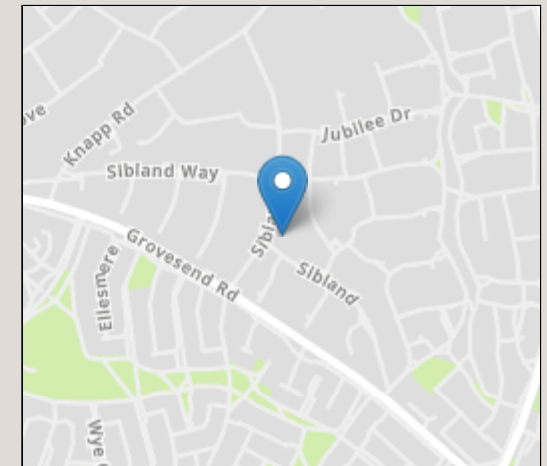
Directions

Leaving Thornbury along Grovesend Road, proceed past the Murco garage taking the second left hand turn into Sibland Road. Hillside can be found a short way along on the right, just beyond the turning into Sibland.

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

Tenure - Freehold

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



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