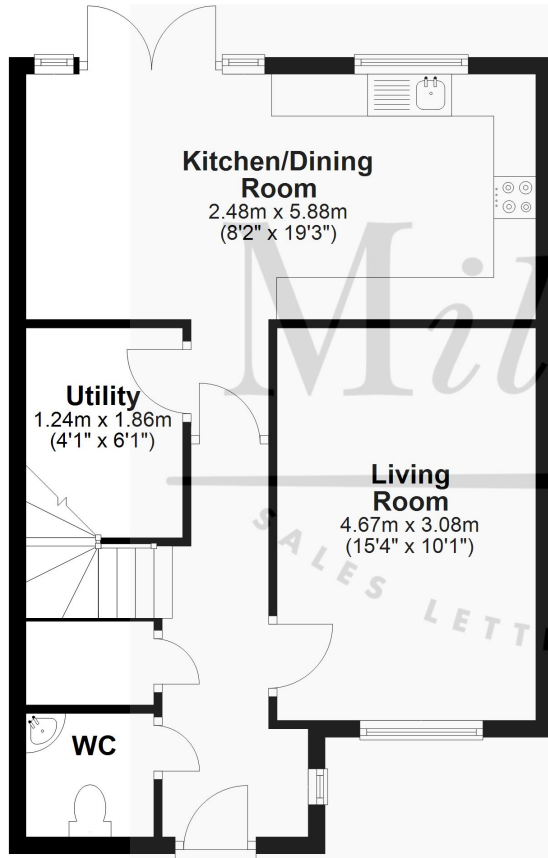




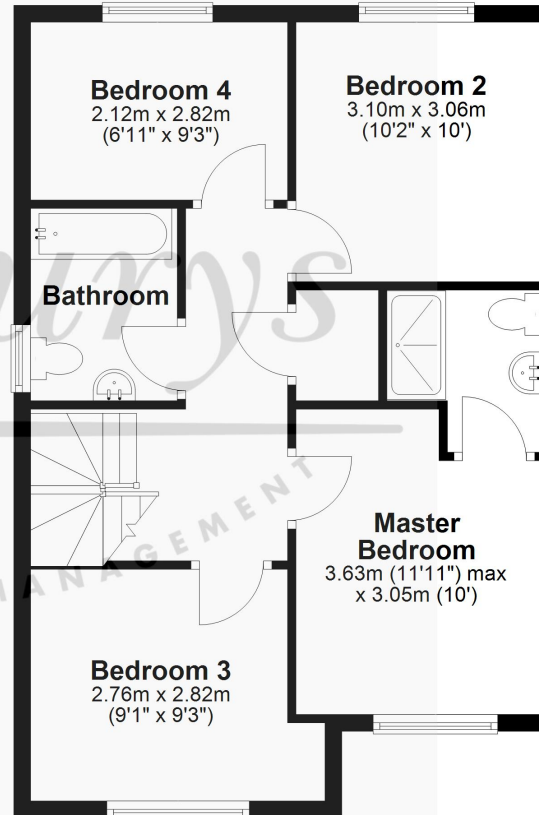
Ground Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



First Floor

Approx. 53.9 sq. metres (579.9 sq. feet)



Total area: approx. 99.8 sq. metres (1073.8 sq. feet)

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



8 Thresher Close, Thornbury, South Gloucestershire BS35 1BL

Certainly one of the best plots on the estate, Number 8 Threshers Close, overlooks parkland and the beautiful stone wall of the original farm houses to the front whilst being a short stroll to the local primary and secondary schools and a plethora of countryside rambles from your doorstep. Crossing the threshold, there is a spacious hallway with useful storage cupboard and downstairs cloakroom. The bright and stylish living room sets the tone for the rest of the property, pristine and modern throughout, presented to a show home standard. The smart kitchen/diner provides plenty of room for family living, with integrated appliances and French doors on to the rear garden as well as the all important utility room tucked away neatly beneath the stairs. The first floor hosts four fantastic bedrooms, the master with ensuite shower room, and family bathroom. The garden is level with access to the front and a patio area to enjoy alfresco dining in the summer months. Benefits include gas central heating, UPVC double glazing, a single garage and off street parking. Secreted away on a no through road, with numerous parks and trails to explore this really is a lovely family home ready to be taken on in new ownership. Call today to arrange your 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

- Immaculately Presented Four Bedroom Detached Family Property
- Conveniently Located On the Park Farm Estate, A Short Walk From Local Primary And Secondary Schools Plus Country Rambles From Your Doorstep
- Cloakroom & Utility • Four Good Size Bedrooms - En-Suite to Bedroom One • UPVC Double Glazing And Gas Central Heating
- French Doors off the Kitchen Leading to a Flat Rear Garden • Modern Fitted Open Plan Kitchen/Dinning Room
- Separate Spacious Formal Lounge Overlooking the Green • Off-Street Parking With Side Gate To Garden And Single Garage

Directions

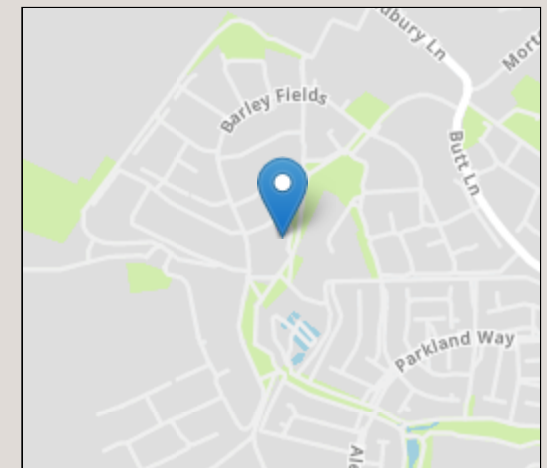
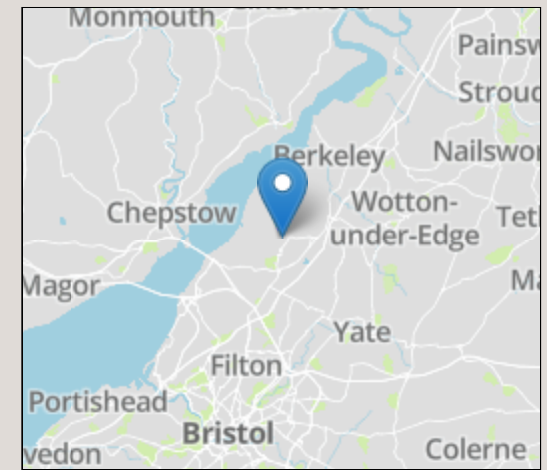
Heading north down The Old Gloucester Road out of Thornbury, take the left into Butt Lane then the third left into Barley Fields. Follow the road around the second to last turning on the left before the small hump bridge you will find Thresher Close. Following the road straight down number 8 can be found at the end on the right hand side overlooking the green.

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

Tenure - Freehold

Additional Information - Management fees apply

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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