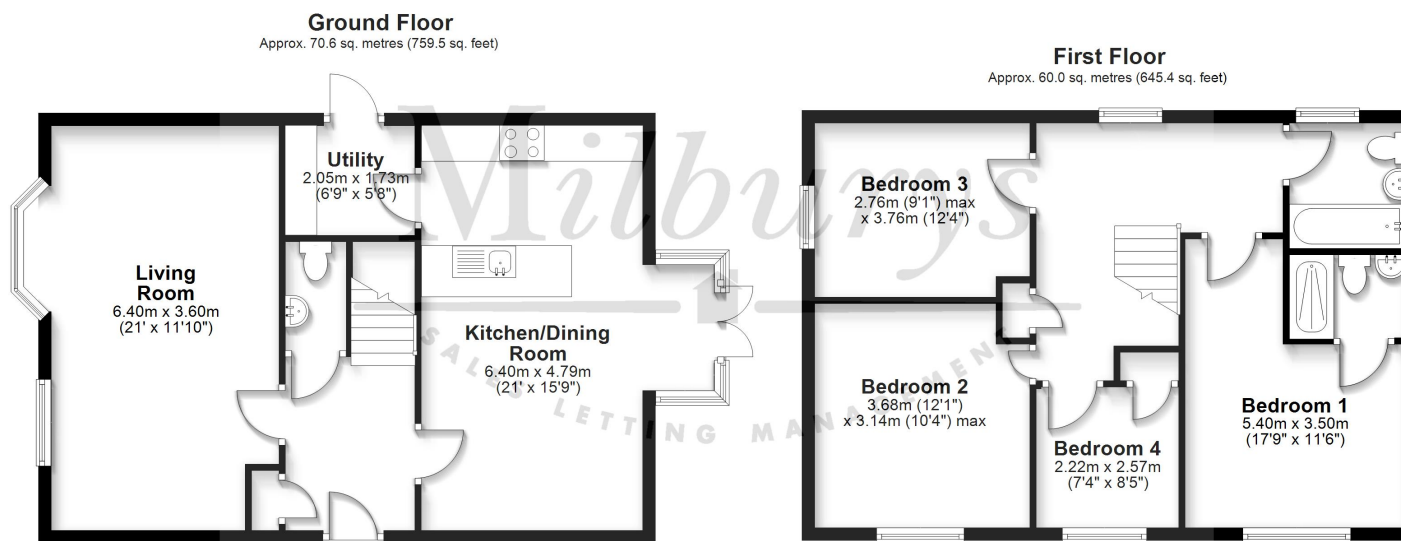
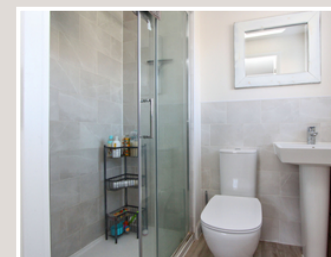






Total area: approx. 130.5 sq. metres (1404.9 sq. feet)

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



116 Barley Fields, Thornbury, South Gloucestershire BS35 1AQ

A beautiful, spacious detached family home located on a much loved Thornbury development, offering fantastic living accommodation, a clean neutral aesthetic and the remainder of an NHBC 10 year warranty. With countryside walks from your doorstep and a simple stroll to Thornbury town centre, it's a must see! Entering through the front door into the sizable hallway, to the left you will find the generous dual aspect living room, with its bright and airy feel and warming tones. To the right, the kitchen/diner/family room, with a much loved 'shaker' style, smart fitted kitchen and separate utility. The glazed bay French doors allow for light to flood the room and provide access out to the enclosed rear garden. The cloakroom completes the floor and further enhances the practical family living on offer. To the first floor, four bedrooms, three doubles and one single. The principal bedroom has a dual aspect and ensuite shower room. The fitted family bathroom is clean and fresh with a modern design. Externally, a generous enclosed rear garden with a decking area perfect for outside dining. Further benefits include garage and parking, UPVC double glazing and gas central heating. Book your viewing today!

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 close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Detached Four Bedroom Family Home
- Remainder Of An NHBC 10 Year Warranty - Dated 2020
- Generous Dual Aspect Lounge/Diner
- Modern Kitchen/Diner/Family Room
- Principal Bedroom With A Dual Aspect And Ensuite Shower Room
- Modern Family Bathroom
- Enclosed Rear Garden With Decking Area
- Cloakroom And Utility
- Garage And Parking For Two Cars

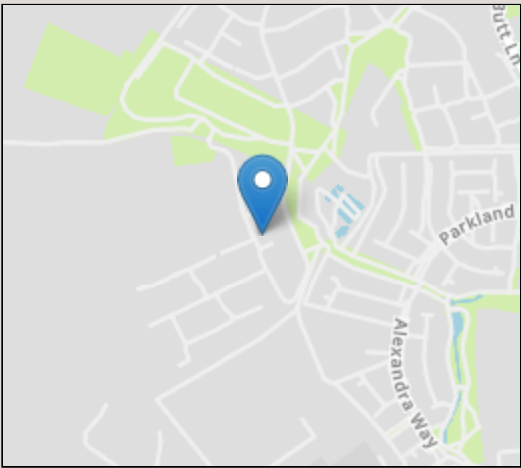
Directions

Entering Thornbury from the north, take the first right into Butt Lane, then fourth left into Barley Fields. Stay on this road continuing over the bridge, you will bend round to the right and No.116 can be found directly in front of you, side facing.

Local Authority & Council Tax -

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	84	
(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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