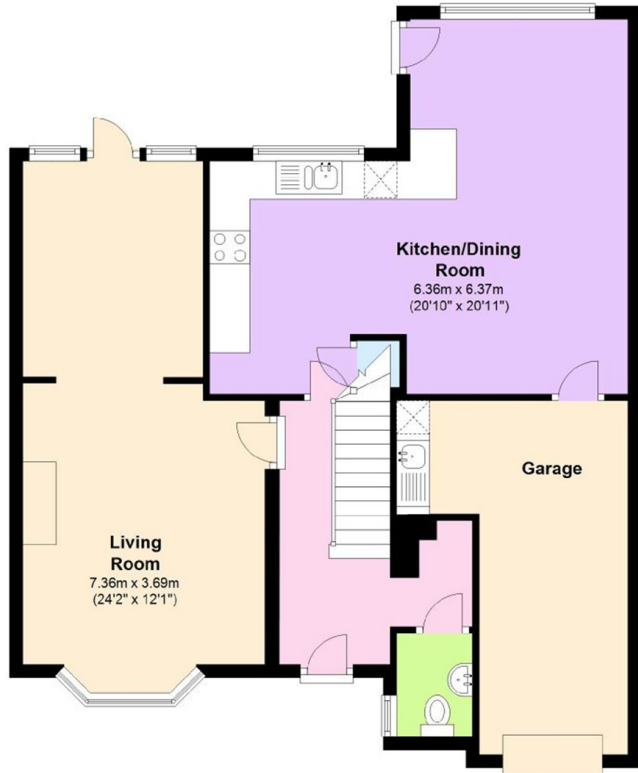




27 Malvern Drive, Thornbury, South Gloucestershire BS35 2HY

£490,000

Ground Floor
Approx. 80.4 sq. metres (865.9 sq. feet)



First Floor
Approx. 65.1 sq. metres (701.2 sq. feet)



Total area: approx. 145.6 sq. metres (1567.1 sq. feet)

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



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A fantastic opportunity has arisen to acquire this attractive, four bedroom, link-detached, extended property, positioned on one of Thornbury's most desirable cul-de-sacs. This home provides incredible family living space and superb bedrooms, all within walking distance of local primary/secondary schools, streamside walks and Thornbury town centre with all of its amenities. The property's 'Georgian' inspired façade welcomes you in, providing access to the hallway; the cloakroom can be found to the right and the spacious lounge/diner to the left. The pristinely presented reception space benefits from a large bay window, electric fire and surround focal point and dining area with glazed door opening onto the rear garden. The fitted kitchen is to the rear of the property with ample wall and base units and an additional reception space great for entertaining and also allowing access to the garage and utility area! Moving to the first floor, four well proportioned bedrooms, three with fitted wardrobes and the principal bedroom benefitting from an ensuite shower room. The family bathroom is clean and fresh with shower over bath, completing the first floor. Externally there is off street parking and a fabulous south/west facing rear garden laid to lawn and patio. This property comes with no onward chain, so feel free to book your viewing today!

Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated 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 and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a sort drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. 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, now a luxury hotel. The nearest independent school is Tockington Manor School.

Property Highlights, Accommodation & Services

- Extended Four Bedroom Detached Property
- Three Doubles And One Single Bedroom
- Principal Bedroom With Fitted Wardrobes And Ensuite
- Lounge/Diner With Bay Window To Front And Glazed Door To Enclosed Rear Garden
- Generous Fitted Kitchen/Diner/Family Room
- Large Single Garage With Utility Space And Off Street Parking
- Enclosed South/West Facing Rear Garden Laid To Lawn And Patio
- Cloakroom
- No Chain!

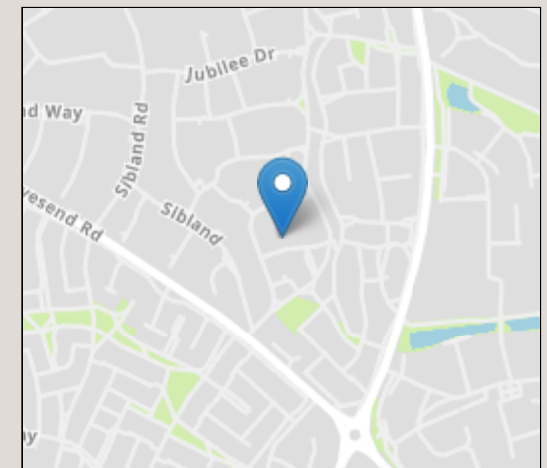
Directions

From the A38 at Grovesend turn west into Thornbury. Go straight across the roundabout then take the first right into Malvern Drive, follow the road round taking the last right hand turning and No.27 can be found on your right.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	72	
(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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