

Total area: approx. 140.5 sq. metres (1512.8 sq. feet)

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



40 Victoria Close, Thornbury, South Gloucestershire BS35 1JE

This smartly presented and extended detached home is located at the end of a cul-de-sac on the 'Castle' side of town. Fantastic family space, with four reception areas - the lounge with feature fireplace, a separate dining room, the sitting room with gas fire and an adjoining study - room for everyone to spread out. There is a modern fitted kitchen with twin aspects, plus a downstairs cloakroom too. Moving upstairs we discover five bedrooms - three with built-in storage/wardrobes, plus an en-suite shower room and the family bathroom. Practical benefits include gas central heating and Upvc double-glazing. The front garden is open plan, with a gateway to the side leading round to the enclosed rear garden. A door at the end leads through to the single garage and the off-street parking space. The gardens are predominantly laid to lawn, with mature shrubs on the borders and a useful wooden shed/workshop. The Castle, St Mary's and Manorbroom schools are all just a short walk away, as are some lovely country rambles. A great home and highly recommended!

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

- Detached And Extended Family Home • Situated On 'Castle' Side Of Thornbury • End Of Cul-De-Sac Position
- Five Bedrooms, En-Suite Shower Room, Family Bathroom • Lounge, Dining Room, Sitting Room, Study
- Modern Fitted Kitchen With Twin Aspects • Gas Central Heating, Upvc Double Glazing
- Open-Plan Front Aspect, Enclosed Rear Gardens • Single Garage, Off-Street Parking
- Convenient For Local Schools, Country Side Walks And Thornbury Town Centre
- Five Bedrooms, En-Suite Shower Room, Family Bathroom

Directions

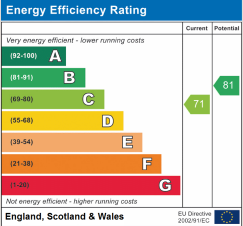
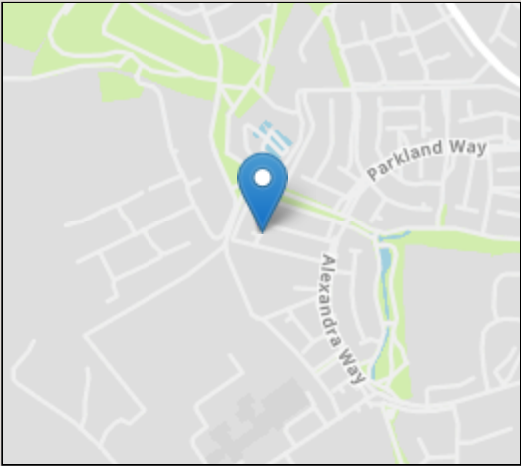
From Thornbury High Street continue south along Castle Street passing St.Mary's Church and The Castle School. Take the next turning left into Alexandra Way and then third left into Victoria Close. No.40 will be found at the far end of the cul-de-sac.

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

Tenure - Freehold

Additional Information -

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



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