

Milburys

SALES LETTING MANAGEMENT



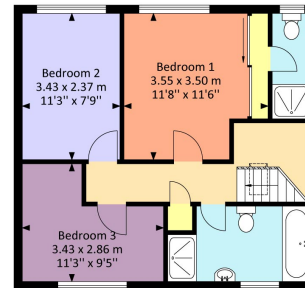
17 Hazel Crescent, Thornbury, South Gloucestershire BS35 2LY

£465,000

17 Hazel Crescent, Thornbury, South Gloucestershire, BS352LY
Internal Area (Approx)
145.60 Sq.M / 1566.90 Sq.Ft
For identification only. Not to scale.
Produced by Energy Plus



Ground Floor



First Floor



17 Hazel Crescent, Thornbury, South Gloucestershire BS35 2LY

This substantial family home has been meticulously refurbished by the current owners to an exacting standard, boasting off-street parking, a beautifully landscaped garden and incredible kitchen/dining living space encompassing the rear of the property. Upon entry you are welcomed into the hallway from which you can access all ground floor rooms, all offering versatility for the growing family. To the right the study offering a fantastic space to work from home or providing a playroom or single ground floor bedroom. Carrying on through there is ample space for coats and shoes with double doors allowing access to the spacious living room. At the rear the exceptional kitchen/dining room spans the entire width of the ground floor and offers wonderful views over the garden. The kitchen is anchored to the right and is equipped with a host of high-specification appliances, sleek counter tops and smart Shaker Style units. The dining room will comfortably entertain family and friends and there is a further relaxed seating area. There is a sizable utility room leading just off the kitchen as well as a downstairs cloakroom. Bi-fold doors lead onto the immaculate rear garden. The garden has been exceptionally landscaped offering a lawned portion, patio area for alfresco dining, an outdoor kitchen and a plethora of mature shrubbery. The first floor is comprised of three, well-proportioned bedrooms, the principle with ensuite and a further family bathroom. This immaculate family home is a short stroll from popular local primary schools, convenience stores and Thornbury town centre. A beautiful property ready to be taken on and enjoyed in new ownership!

Situation

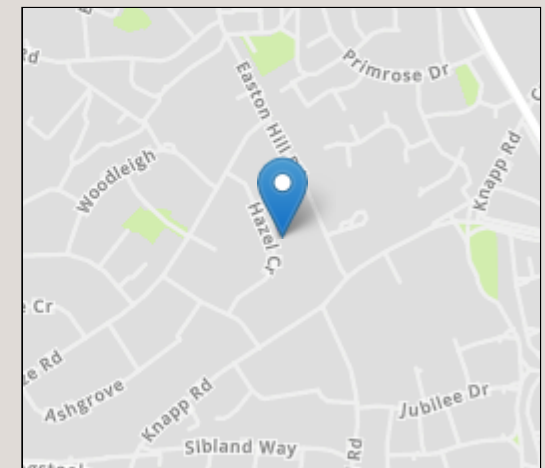
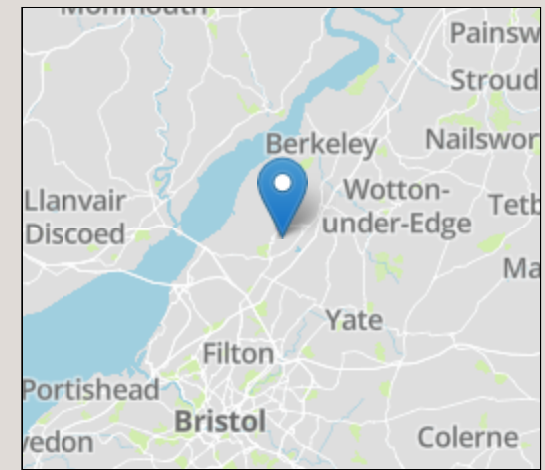
Thornbury is a thriving market town surrounded by beautiful open countryside, situated to the north of the City of Bristol and the M4/M5 interchange, with excellent commuting links via the motorway network and by rail from Bristol Parkway Station (Paddington/South Wales). The part-pedestrianised and 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.the.castleschool.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

- Substantial family home, meticulously refurbished by the current owners
- Versatile living space with ground floor study, living room and kitchen/dining/living space across the rear
- Generous entrance hall allowing room for coats, shoes etc • Cloakroom and Utility
- Three bedrooms with the option of a further ground floor bedroom if required
- Principle bedroom with ensuite shower room and further modern family bathroom
- Expansive rear garden, laid mainly to lawn with mature shrubs and various seating areas
- Benefits include gas central heating and UPVC double glazing • Central location, a short stroll from local shops and schools
- Off-street parking

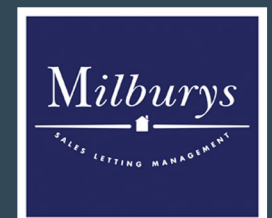
Directions

Travelling into Thornbury from the A38 Grovesend junction, go straight across the roundabout and take the third right turn into Knapp Road. Take the second left hand turning onto Hazel Crescent and No 17 can be found a short drive down on the right hand side.



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

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





www.milburys.co.uk