

Total area: approx. 90.7 sq. metres (975.8 sq. feet)

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



# 79 Oakleaze Road, Thornbury, South Gloucestershire BS35 2LP

This wonderful three bedroom property has been well cared for and maintained over the years by the current owners. A most appealing property situated on a well loved street in Thornbury with off street parking and carport. Welcoming you into the home, the porch allows access into the living room with large window allowing light to flood in and a feature fireplace. Double doors open onto the kitchen/dining room, modern in design with shaker style wall and base units, integrated appliances and plenty of space for a dining suite. The utility to the rear of the property includes useful cloakroom and completes the ground floor. Upstairs there are three bedrooms, two fantastic sized doubles and a further single, making the perfect child's bedroom or office space. The family bathroom is pristinely presented with shower over. The rear garden is a real haven, landscaped beautifully with mature borders and steps up to a wonderful workshop and storage area. To the side of the property is the garage space with door to the front and rear. There is extensive parking to the front completing the property. A turn key home in an excellent location, a short stroll to local schools and shops, 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Three Bedroom Semi Detached Property Located On A Much Loved Street In Thornbury
- Close To Oakleaze Road Parade Of Shops, Local Primary Schools And Thornbury High Street
- Spacious Family Lounge With An Electric Fireplace Focal Point
- Modern fitted 'Shaker Style' Kitchen/Diner
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom With Shower Over Bath
- Conservatory & Cloakroom
- Carport And Off Street Parking For Three Cars
- Beautiful Landscaped Rear Garden With Workshop

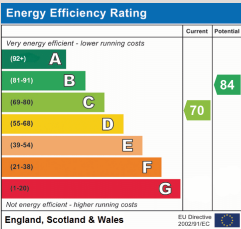
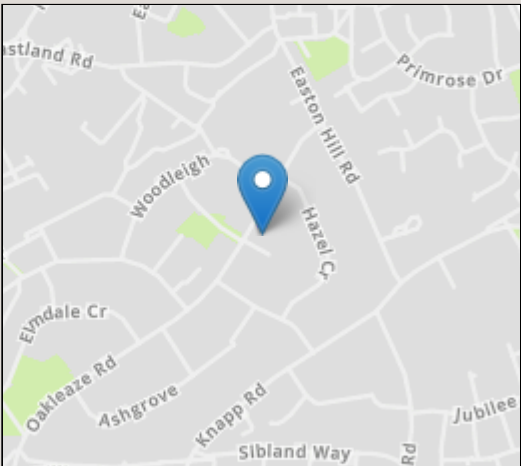
## Directions

Travelling into Thornbury from the A38 at Grovesend, proceed across the roundabout towards town. Go past the petrol station and take the next right into Oakleaze Road. Continue down and No.79 can be found at the far end on your left hand side.

**Local Authority & Council Tax** - South Gloucestershire - Tax Band C

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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