

Milburys

SALES LETTING MANAGEMENT



9 Thicket Walk, Thornbury, Bristol, Gloucestershire, BS35 2JN

£445,000

9 Thicket Walk, Thornbury,
 South Gloucestershire, BS353JN
 Internal Area (Approx)
 131.50 Sq.M / 1415.0 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



9 Thicket Walk, Thornbury, Bristol, Gloucestershire BS35 2JN

This semi-detached property, presented in pristine condition, is nestled in the heart of Thornbury, situated on a sought-after cul-de-sac with an expanse of open greenery right outside your door. It lies within easy reach of the town centre, local primary schools, and just a short distance from the parade of shops on Oakleaze Road. This home is a must-see, boasting five bedrooms and ample living space for a growing family. The extended hallway leads to a handy shower/cloakroom on the right and a welcoming lounge with a fireplace as the centerpiece and a large window that bathes the room in natural light, on the left. The heart of the home extends across the back, featuring a kitchen/diner/family room with an integrated conservatory—it's truly remarkable! The smart fitted kitchen opens to a spacious dining and family area that flows into the conservatory, offering an indoor/outdoor living experience and access to the private rear garden. Upstairs, there are five bedrooms—three sizeable doubles, one with built-in storage, and two singles, one also with storage—alongside a modern family bathroom with an overhead shower. The outdoor space is a beautiful escape, complete with a lawn, raised decking area, and the essential garage for storage. The property is rounded off with the added benefit of off-street parking. We eagerly anticipate arranging 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) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Five Bedroom Extended Semi Detached Family Property
- Envious Cul-De-Sac In Thornbury With Open Green Space On Your Doorstep
- Spacious Hallway Perfect for Families
- Three Double And Two Single Bedrooms
- Downstairs Shower Room/Cloakroom
- Spacious Lounge With Electric fireplace Focal Point
- Enclosed Rear Garden With Raised Decking Area And Garage
- Generous Smart Fitted Kitchen/Diner/Family Room/Conservatory
- Off Street Parking

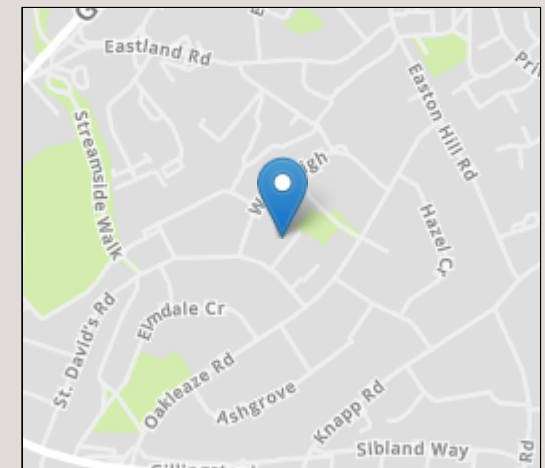
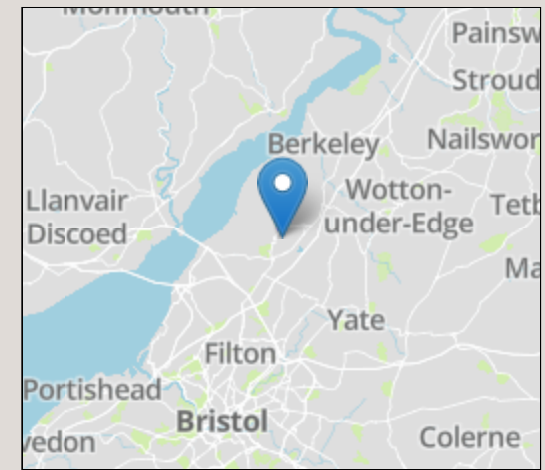
Directions

From the Aldi Supermarket in Thornbury take the road opposite into Gillingstool and then the first turning left into St David's Road. Continue along St Davids Road taking the last left hand turn into Thicket Walk, No.9 can be found on your left at the top of the cul-de-sac.

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

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		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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