

Total area: approx. 142.6 sq. metres (1534.7 sq. feet)

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



31 Meadow Brown Close, Thornbury, South Gloucestershire BS35 1FE

Milburys are delighted to present this well maintained four bedroom detached family home situated on the edge of a much loved development in Thornbury, with open views towards countryside and across the Severn Estuary. Entering through the front door and into the spacious hallway, to the right a generous size living room with a bay window to the front allowing light to flood in. Double doors lead you through to the modern kitchen/diner, spanning across the width of the property with integrated appliances and space for a dining suite perfect for all the family to enjoy together. A separate utility room with side access, cloakroom and a handy study/playroom complete the ground floor. Heading upstairs you will find four double bedrooms, all with space for wardrobes, a principal bedroom with ensuite shower room and family bathroom with shower over and heated towel radiator. To the rear is an enclosed garden, laid to lawn with raised borders and a patio perfect for hosting bbqs on those warm summer evenings. Further benefits include UPVC double glazing, gas central heating and a single garage with off street parking for two cars. Call now to book your viewing! NO CHAIN!!

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 High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus 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

- Beautifully Presented Detached Family Home
- Situated On The Edge Of A Much Loved Development
- Generous Size Living Room With Bay Window
- Modern Kitchen/Diner With Integrated Appliances And Dining Space
- Separate Utility Room, WC Plus Study/Playroom
- Four Double Bedrooms, Principal Bedroom With En-Suite Shower Room
- Family Bathroom With Shower Over Bath And Heated Towel Rail
- Enclosed Rear Garden Laid To Lawn With Raised Borders And Patio
- Single Garage And Off Street Parking For Two Cars
- Benefits Include UPVC Double Glazing And Gas Central Heating

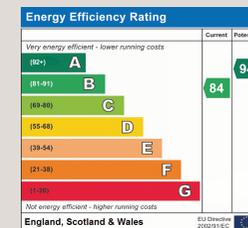
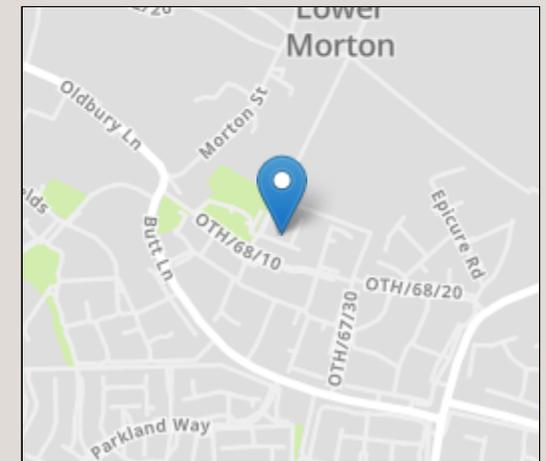
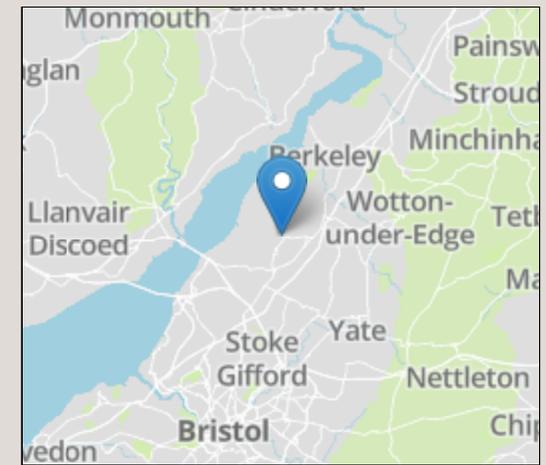
Directions

Travelling into Thornbury from the north along the Gloucester Road, take your very first right into Butt Lane, Take the next right into Speckled Wood Road, left at the T-Junction into Red Admiral Way and right again into Meadow Brown Close. Keep right and No. 31 can be found in the cul-de-sac in front of you.

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

Tenure - Freehold

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



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