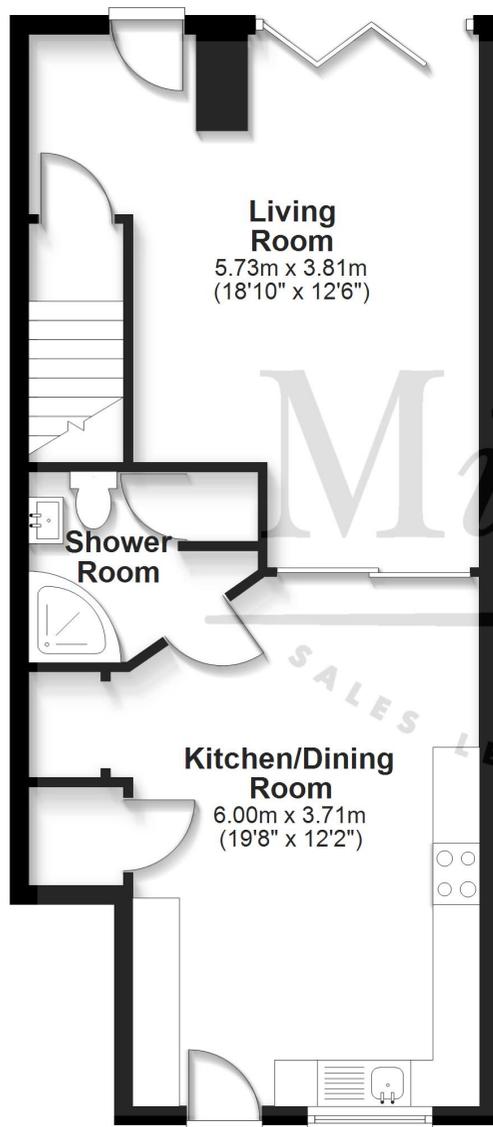




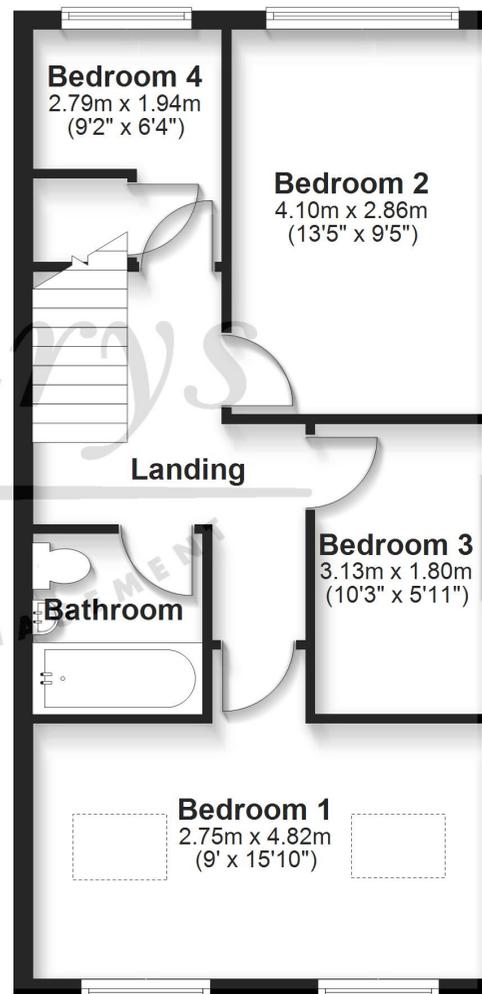
Ground Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.3 sq. feet)



Total area: approx. 104.2 sq. metres (1121.8 sq. feet)

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

12 Dovedale, Thornbury, South Gloucestershire BS35 2DU

An incredible, extended property with endless family living space! Milburys are thrilled to welcome to the market this one of a kind four bedroom family home with all the must haves. Close to Thornbury town centre, the A38 and plenty of green space for daily strolls. The property features more than most with its versatile living allowing you to adapt the space, ideal for a growing family. Starting with the lounge, generous in size and the bi-fold doors allowing light to flood in. The double oak space saving doors separate the room from the extensive kitchen/diner, creating the perfect spot for hosting. Amongst the vast array of cabinets and appliances you will locate the ground floor shower/cloakroom and utility store which are all nestled away within the floorspace. To the first floor, four bedrooms - two doubles and two large singles - the principal has double windows and vast space for wardrobes and dressers. The family bathroom is modern in design with shower over bath, under sink vanity and heated towel rail. Externally, the wrap around enclosed garden backs onto an intimate green space, it also offers patio areas, shed and an outbuilding that provides a third shower room and further garden storage. The paved off street parking for three vehicles is the cherry on top of the cake. We urge you to arrange your visit today. This property is also offered with no onward 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 on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- An Incredibly Extended Four Bedroom Family Home Located In Thornbury
- Generous Kitchen/Diner With Extensive Storage
- Spacious Family Lounge With Bi-Fold Doors Opening Out Onto The Enclosed Garden
- Modern Family Bathroom With Shower Over Bath
- Wrap Around Enclosed Garden With Patio Areas'
- Ground Floor Shower Room
- Utility Store Room
- Outbuilding To Rear Housing A Shower Room And Tool Shed
- Off Street Parking For Three Vehicles
- No Chain!!

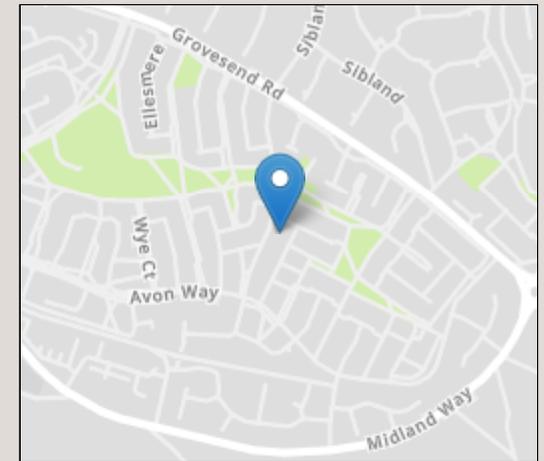
Directions

Travelling into Thornbury from the A38 at Grovesend, go straight across the roundabout then take the first left onto Avon Way. Follow the road round and straight across the mini roundabout and Dovedale is the second turning on your right hand side. Turn into the cul-de-sac and follow the road ahead. No.12 can be found on the left hand side.

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

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@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	69	74
(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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