

Milburys

SALES LETTING MANAGEMENT

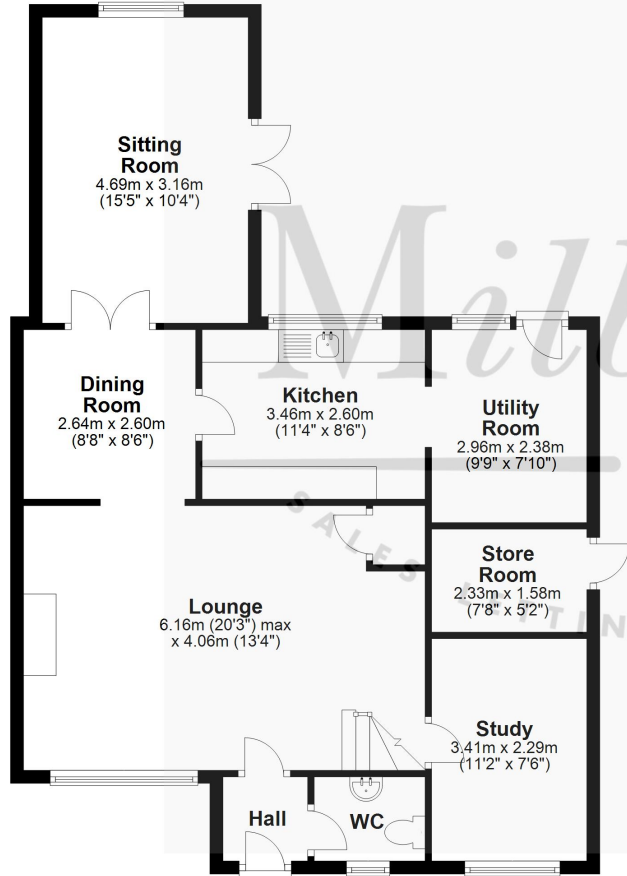


26 Swallow Park, Thornbury, South Gloucestershire BS35 1LS

£440,000

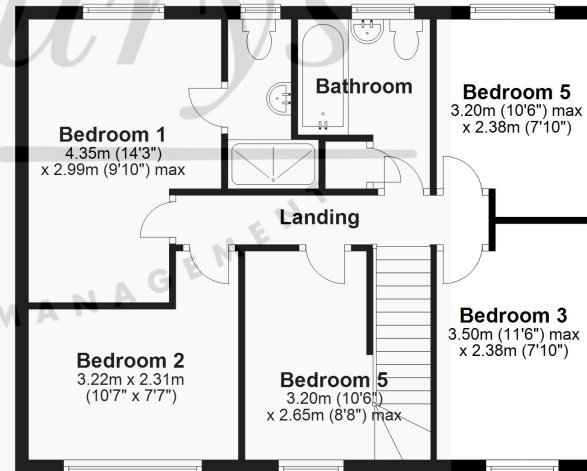
Ground Floor

Approx. 81.0 sq. metres (872.0 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.5 sq. feet)



Total area: approx. 139.3 sq. metres (1499.5 sq. feet)

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



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A thoughtfully extended home with bags of potential for the growing family, offering fantastic living space and five bedrooms! The current owners have put great care into the property's presentation and it is clear to see from the moment you step through the door. The porch opens onto the spacious lounge which in turn flows seamlessly through to further sitting room and then dining area. Off to the right and the modern shaker style kitchen offers further versatility for either it's current use in supporting an additional breakfast area or even a useful utility area if required, with door on to back garden, the perfect space to kick off muddy boots. At the foot of the stairs an additional study has been created, offering those that work from home the potential to utilise without taking away from the five bedrooms. Upstairs and the principle bedroom hosts a fitted shower room and space for plenty of storage. There are four further bedrooms, two doubles and two spacious singles, meaning there should be no arguments over who has the larger room! The garden is bursting with potential to be something quite special, a sun trap, laid mainly to lawn with patio area and large store room with access along the side of the property. A reasonably priced five bedroom property with ample reception space, I am sure you know from searching that these homes don't come along all that often, 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) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Extended Five Bedroom Detached House
- Generous And Versatile Family Living Space
- Three Reception Rooms (Lounge, Dining Room, Snug)
- Shaker Style Fitted Kitchen/Diner
- Separate Downstairs Study And Cloakroom
- Principle Bedroom With Ensuite
- Sunny Garden Laid Mainly To Lawn With Patio Area And Large Store Room
- Driveway Parking
- A Short Stroll To Open Green Space, The Local Shop And Primary/ Secondary Schools
- Solar Panels And Air Source Heating

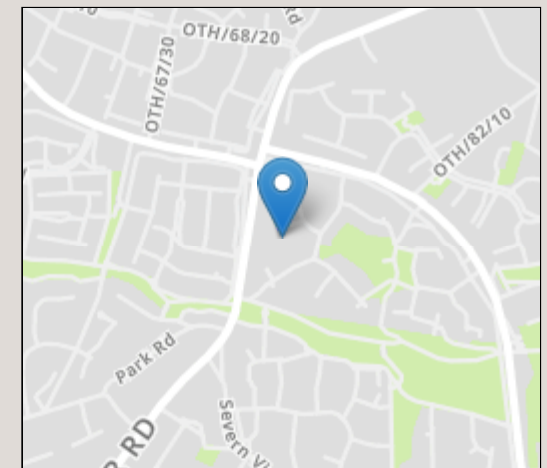
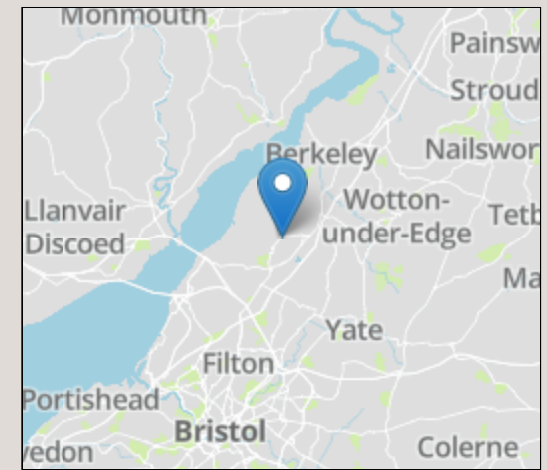
Directions

Travelling into Thornbury from the north, take the very first left into Morton Way and the next right into Swallow Park. Once you have turned in take the second right and the next left into a cul-de-sac. You will see No.26 on your right hand side.

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

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	85

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