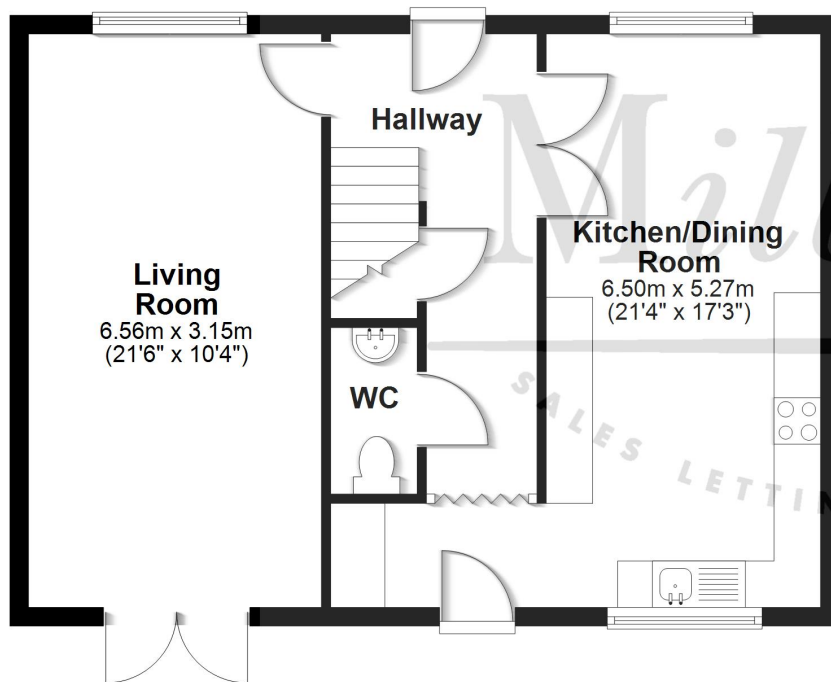




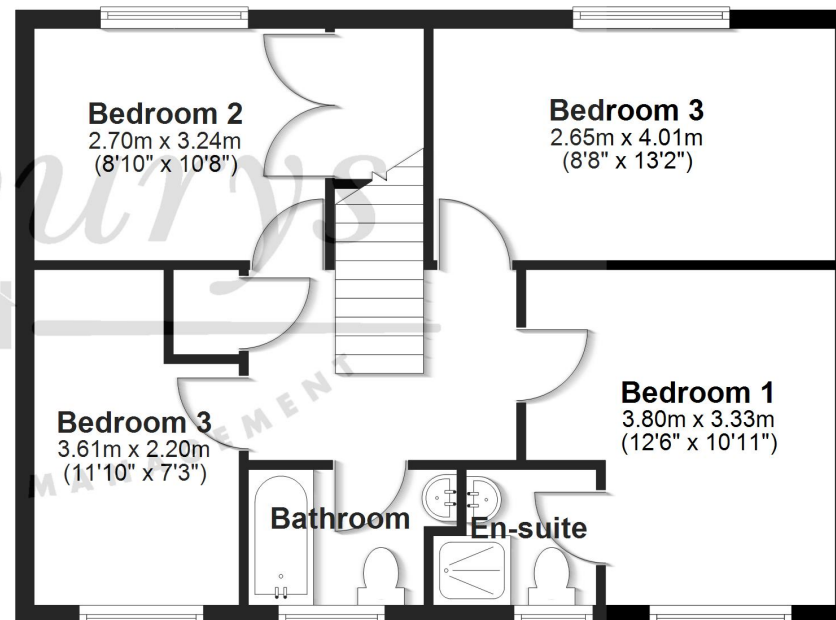
## Ground Floor

Approx. 54.6 sq. metres (588.2 sq. feet)



## First Floor

Approx. 54.3 sq. metres (584.9 sq. feet)



Total area: approx. 109.0 sq. metres (1173.2 sq. feet)

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

# 4 Pearce Close, Thornbury, South Gloucestershire BS35 2HZ

An as new property built by 'David Wilson' in 2008 with subtle improvements made throughout. With elegant interiors, an immaculate finish and located within close proximity of Thornbury town centre and all of the it's amenities, it is the perfect family home. Entering through the front into the spacious hall, to the right, an incredible lounge with a dual aspect and French doors to the rear. To the left, a generous kitchen/diner. A shaker style design with wall and base units, double oven, useful breakfast bar and ample space for the dining suite. The cloakroom finishes the ground floor. To the first floor, four generous bedrooms. The principle bedroom offers an ensuite shower room and bedroom two provides fitted wardrobes. The family bathroom is modern and fresh with shower over bath. Externally, the rear garden needs a particular mention, landscaped to provide low maintenance yet attractive to the eye. The driveway leads to the single garage which offers power and light. Please 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 pedestrianised 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Smart Four Bedroom Detached Property Located Close To Thornbury Town Centre
- A 'David Wilson' 2008 Build
- Four Double Bedrooms - Principle Bedroom With En-Suite Shower Room
- Lounge With A Dual Aspect And French Doors
- Smart Fitted Kitchen/Diner With Access To Rear Garden
- Modern Family Bathroom With Shower Over Bath
- Enclosed Landscaped 'Low Maintenance' Rear Garden
- Cloakroom
- Garage And Off Street Parking

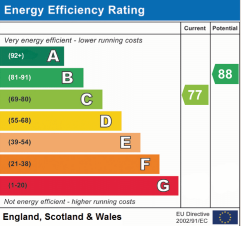
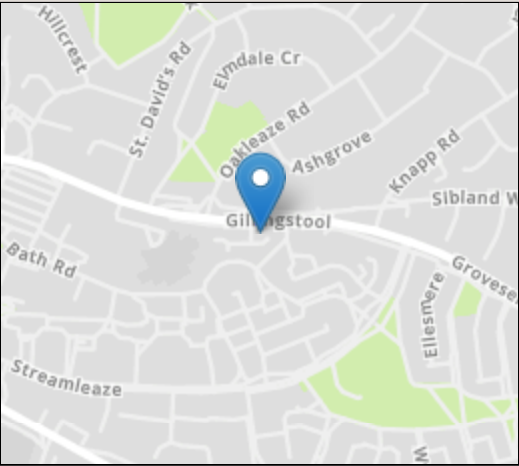
## Directions

Leaving Thornbury Opposite Aldi onto Gillingstool, continue down past the school taking the next right hand turn into Pearce Close. Follow the road round to the left and No.4 can be found on the left hand side.

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

**Tenure** - Freehold

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



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