

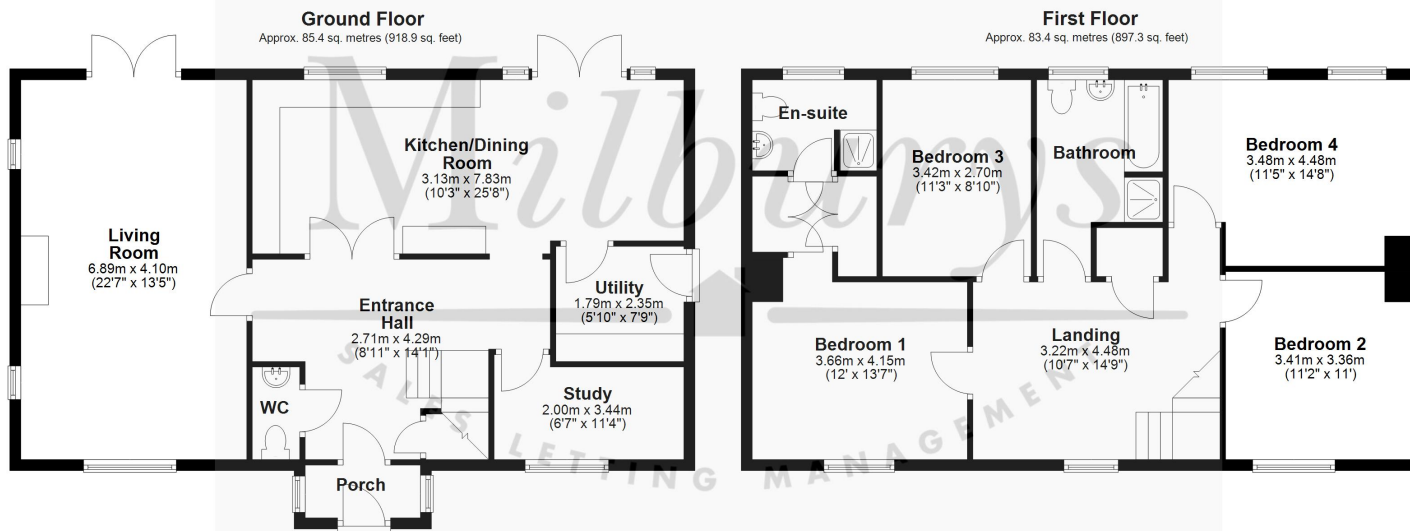
Milburys

SALES LETTING MANAGEMENT



1 Prowse Close, Thornbury, South Gloucestershire, BS35 1EG

£675,000



Total area: approx. 168.7 sq. metres (1816.2 sq. feet)

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



1 Prowse Close, Thornbury, South Gloucestershire BS35 1EG

A "Crest Built" property that will win over all hearts! Milburys are thrilled to present, quite possibly the "Perfect" family home. Clean and modern and every inch well maintained! All of this and just a short stroll to Thornbury town centre with all of its amenities plus countryside walks from the doorstep. Passing through the porch into the superb hall boasting solid oak floors. To the left the convenience of the cloakroom, straight ahead, through the double doors is the incredible kitchen/diner/family room. A classic design made up of shaker style units, some integrated appliance and a view of the exquisite garden, finished off by the separate utility. The vast Lounge to the left, is flooded with light thanks to being dual aspect and French doors to the rear all complimented by the wood-burning stove as it's focal point. The study completes the ground floor. The first floor provides four incredible double bedrooms evenly spaced around the galleried landing. The principal suite offers fitted wardrobes/dressing area and ensuite shower room. The family bathroom benefits from bath, separate shower cubicle and vanity. The current owners have not uncompromised on the outside space either, the garden is a place of beauty, from the mature borders to the incredible Wisteria there has not been a stone left untouched. All perfectly divided by lawn, patio and raised decking. All ready and waiting for its new owners to enjoy the summer days in. The double garage and paved off street parking completes this incredible family home. Book your tour today!!

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

- Detached Four Bedroom "Crest Built" Family Home
- Spacious Dual Aspect Lounge With Wood-Burning Stove Focal Point
- Modern Smart Fitted Kitchen/Diner/Family Room With French Doors To Rear
- Four Generous Double Bedrooms
- Principal Suite With Built-In Wardrobes/Dressing Area And En-Suite
- Fitted Family Bathroom With Separate Shower Cubicle And Vanity
- Picture Perfect Enclosed Rear Garden With Patio, Decking And Lawn
- Study, Utility And Cloakroom
- Double Garage With Electric Door And Granite Block Paved Off Street Parking

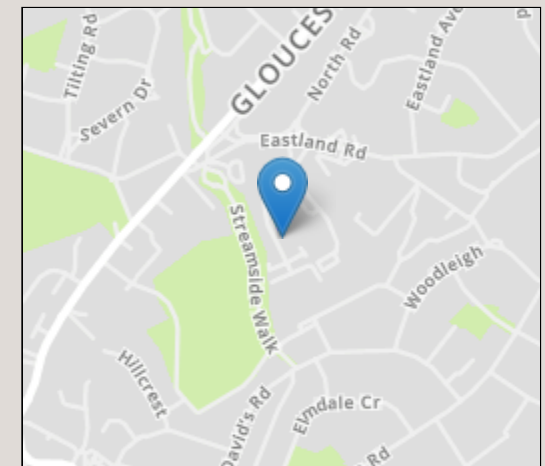
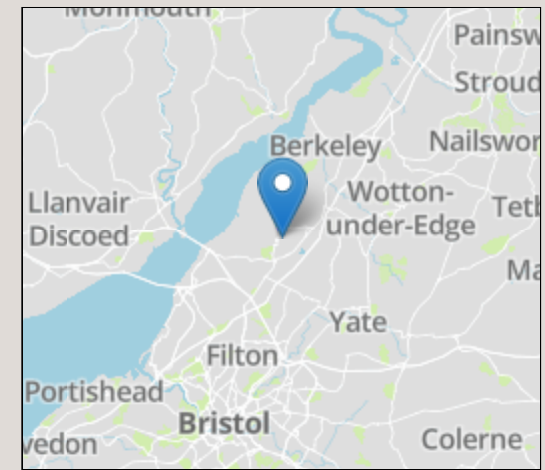
Directions

From the centre of Thornbury proceed along Gloucester Road. Just after the pedestrian crossing turn right onto Eastland Road and right again into Prowse Close. No.1 is the first property on your left hand side.

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

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	64
(69-80)	C	74
(55-68)	D	
(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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