

Milburys

SALES LETTING MANAGEMENT

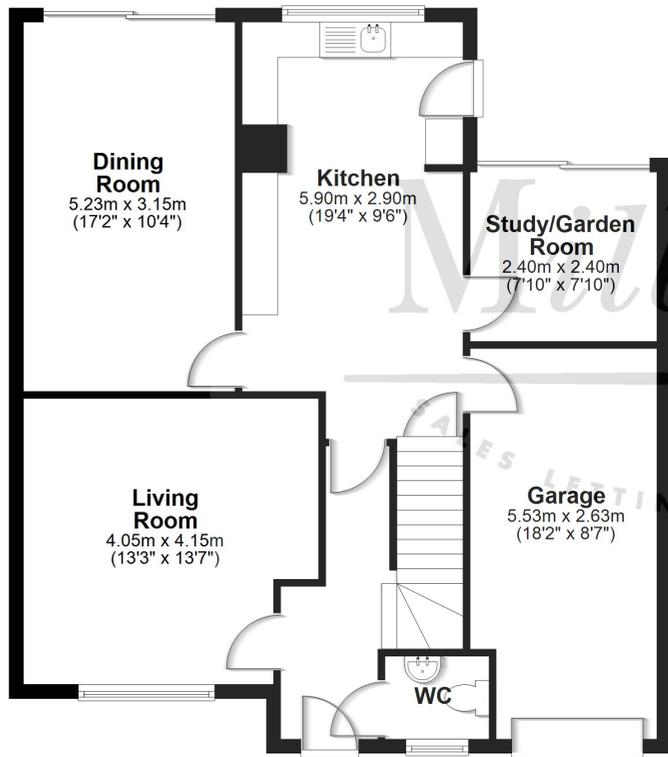


10 Swallow Park, Thornbury, South Gloucestershire BS35 1LR

£435,000

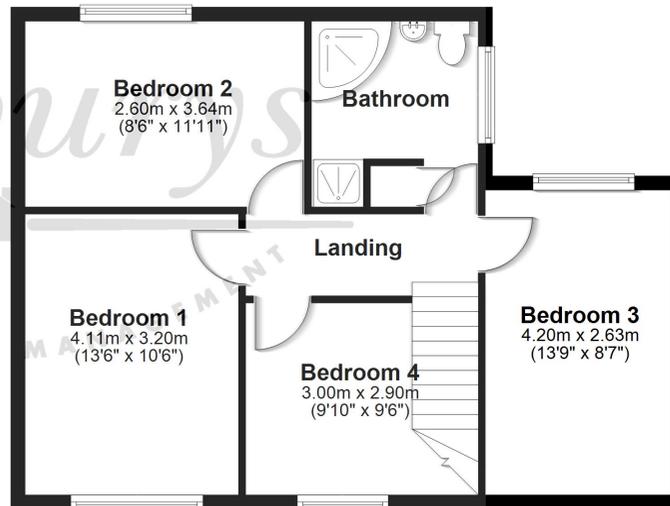
### Ground Floor

Approx. 81.2 sq. metres (873.5 sq. feet)



### First Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



Total area: approx. 135.7 sq. metres (1460.3 sq. feet)

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



# 10 Swallow Park, Thornbury, South Gloucestershire BS35 1LR

This four bedroom detached family home, in a much loved area of Thornbury, is offered to you with no onward chain! Located in a quiet family cul-de-sac with primary and secondary schools just a short stroll away, as is Thornbury town centre! You also have the benefit of countryside walks from your doorstep. The property is already thoughtfully extended to provide excellent family living space, yet leaving scope for someone to put their mark on it. Entering through the front door, the lounge can be found to the front of the property. Moving along you locate the extended fitted 'shaker style' kitchen/breakfast room, which provides extensive cupboard storage and space for all appliances. To the left is the sizable dining room with patio doors to the rear. To the right, a versatile space which could be utilised as a study or garden room also benefiting from patio doors allowing further access to the rear. The cloakroom completes the ground floor. Moving upstairs, four bedrooms and family bathroom. Three doubles and one single, with the principal bedroom providing fitted wardrobes. The family bathroom is of a great size, with a corner bath and separate shower cubicle. Externally, the rear garden is enclosed laid mainly to lawn and patio. The driveway leads to the single garage which can also be accessed internally. Don't delay in booking your tour today. 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 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Extended Four Bedroom Detached Property
- Situated On A Much Loved Development In Thornbury
- Four Bedrooms - Three Doubles And One Single
- Shaker Style Kitchen/Breakfast Room
- Spacious Dining Room With Patio Doors
- Study/Garden Room With Patio Doors Allowing Further Access To The Rear Garden
- Family Bathroom With Bath And Separate Shower Cubicle
- Garage And Parking
- Cloakroom
- No Chain!!

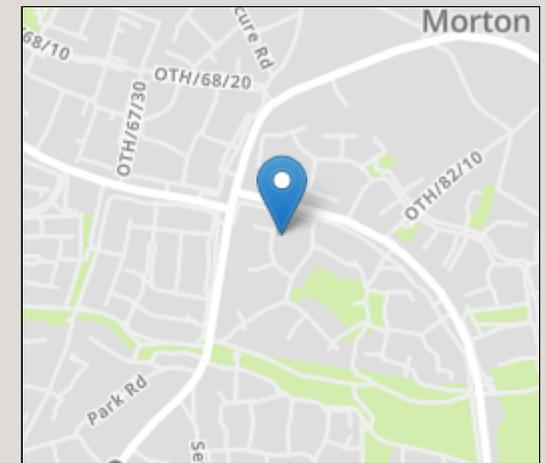
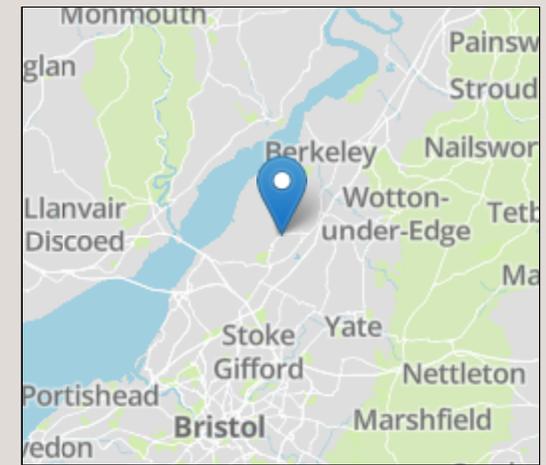
## Directions

Travelling into Thornbury from the north, take the very first left into Morton Way and the next right into Swallow Park. Once in Swallow Park, take the first right hand turning following the road round and No.10 can be found on the right hand side.

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

**Tenure** - Freehold

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



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