

Milburys  
SALES LETTING MANAGEMENT

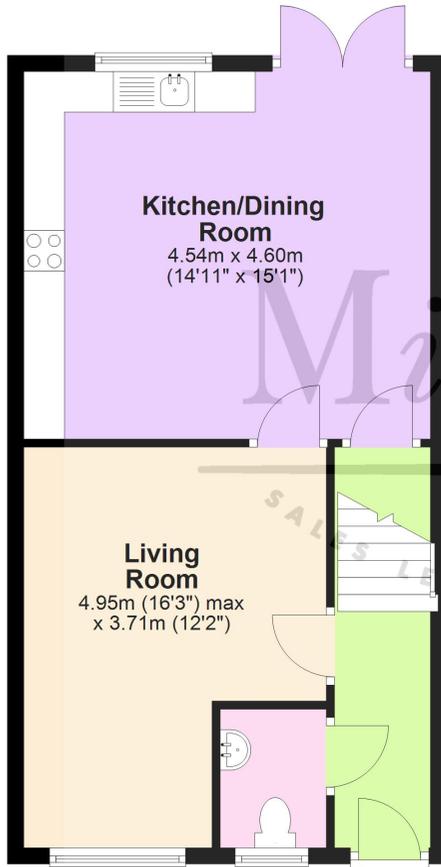


9 Thresher Close, Thornbury, South Gloucestershire, BS35 1BL

£335,000

### Ground Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



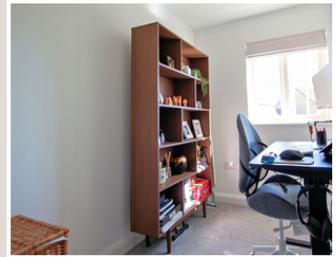
### First Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



Total area: approx. 93.1 sq. metres (1002.1 sq. feet)

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



# 9 Thresher Close, Thornbury, South Gloucestershire BS35 1BL

Situated within a highly sought-after and well-loved estate in Thornbury, this attractive three-bedroom semi-detached home offers the perfect blend of modern living and access to beautiful countryside walks right from your doorstep. Upon entering, you are welcomed by a spacious entrance hall leading through to a bright and inviting living room, ideal for relaxing or entertaining. To the rear of the property, a stylish and modern fitted kitchen/diner provides a fantastic social space, complete with French doors opening out onto the garden, allowing natural light to flood in. A convenient cloakroom completes the ground floor accommodation. Upstairs, the property boasts three well-proportioned bedrooms, including two comfortable doubles and a generous single. The principal bedroom benefits from its own ensuite shower room, while a contemporary family bathroom serves the remaining rooms. Externally, the home continues to impress with a driveway providing off-road parking and useful side access. The standout feature is the fantastic sized rear garden, laid mainly to lawn, offering an ideal space for outdoor entertaining, family activities, or simply enjoying the peaceful surroundings. This is a wonderful opportunity to acquire a home in a desirable location, perfectly suited for families and those looking to enjoy community living.

## Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated 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 and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a sort drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. 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, now a luxury hotel. The nearest independent school is Tockington Manor School.

## Property Highlights, Accommodation & Services

- Attractive Three-Bedroom, Semi-Detached Home
- Modern Fitted Kitchen/Diner With Integrated Appliances And French Doors Outside
- Useful Groundfloor Cloakroom
- Three Bedrooms: Two Doubles And A Well-Sized Single
- Principal Bedroom With Ensuite Shower Room
- Driveway, Side Access And A Generous Rear Garden
- Countryside Rambles And Local Amenities On Your Doorstep
- Remainder Of An NHBC Warranty
- Combi Boiler & Double Glazed Windows

## Directions

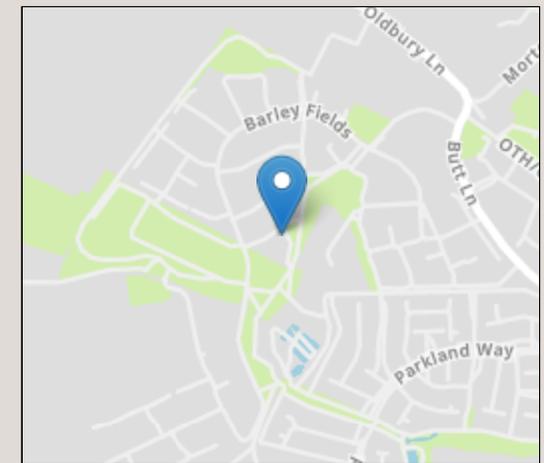
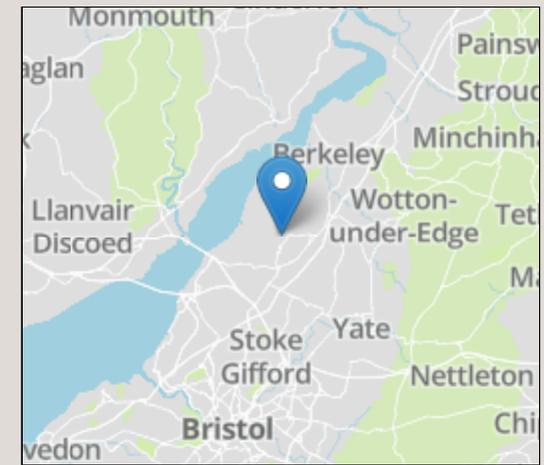
Heading north down The Old Gloucester Road out of Thornbury, take the left into Butt Lane then the forth left into Barley Fields. Stay on this road and follow it round until the sixth left turning onto Thresher close, the property can be found a short way along on your left hand side.

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

**Tenure** - Freehold

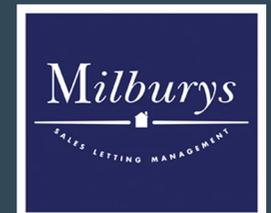
**Additional Information** - [www.southglos.gov.uk](http://www.southglos.gov.uk)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(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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