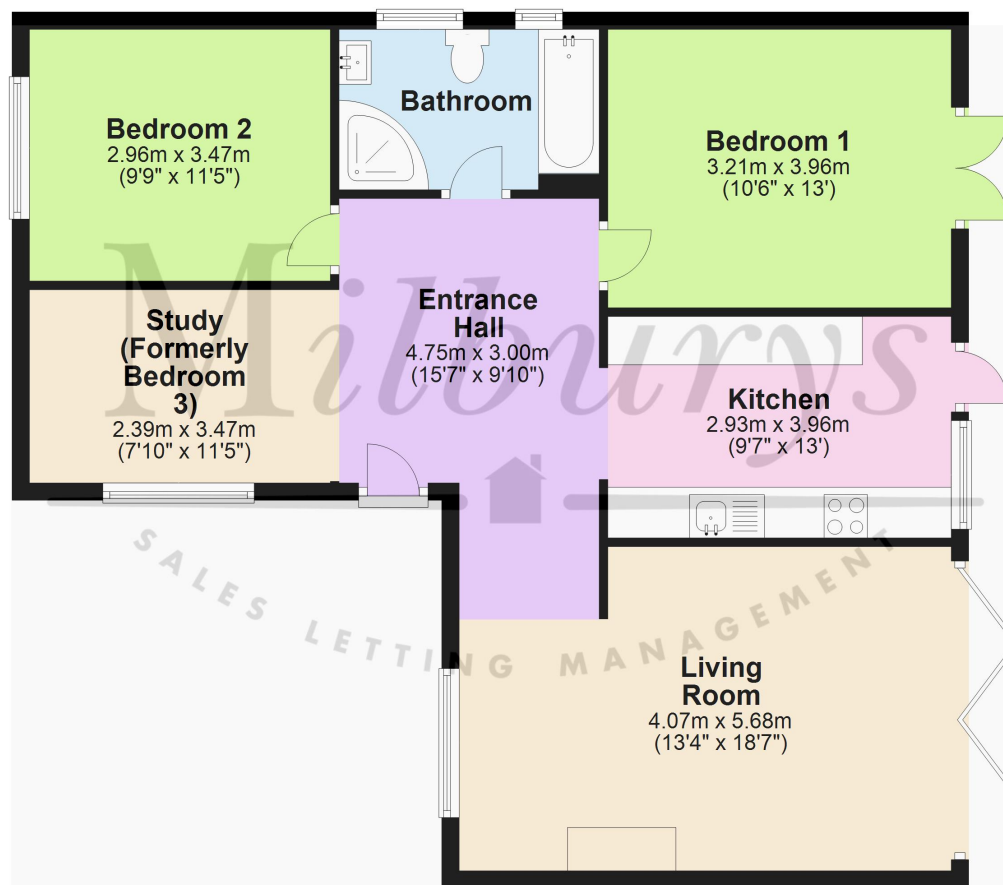




## Ground Floor

Approx. 84.2 sq. metres (906.0 sq. feet)



Total area: approx. 84.2 sq. metres (906.0 sq. feet)

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



# 1 Fulmar Close, Thornbury, South Gloucestershire BS35 1TE

We are delighted to offer for sale this immaculately presented detached bungalow, situated on a desirable corner plot within convenient reach of Thornbury Town Centre. Flair, style and attention to detail are evident in bucket loads! Upgrades include replaced aluminum double-glazing throughout, a complete re-wire and re-plumb, engineered oak flooring, a replacement kitchen and bathroom. A welcoming entrance hall leads to an open-plan study space (formerly Bedroom 3 ). There are two double bedrooms, one with French doors to the garden, each sharing the family bathroom which has a bath, a separate shower cubicle and underfloor heating to warm the toes. The modern fitted kitchen is sleek in design and includes integrated appliances, 'Corian' worktops, full-length windows plus a door to the garden. A dual-aspect lounge offers plenty of space to entertain or sit and relax. The fireplace creates a cosy atmosphere on chillier days and tri-fold doors allow easy access to the garden during the summer months - bringing the outside in. External space is equally impressive, with open-plan gardens to the front and an enclosed south-facing landscaped garden to the rear with direct access to the single garage (with electric vehicle charging point) and off-street parking behind. This really is a one-off opportunity not to be missed - exceptional! No Onward 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

- Detached Bungalow, Situated On A Corner Plot And Presented To An Exceptional Standard, Style And Flair In Bucket Loads
- Significant Improvements Include Aluminium Double Glazing Throughout And A Complete Re-Wire
- Walking Distance To Thornbury Town Centre, Popular Streamside Walk And Easy Access To The A38
- Spacious Hallway, Open-Plan To Study Area (Formerly Bedroom 3)
- High Quality Modern Fitted Kitchen With Integrated Appliances, 'Corian' Worktops And Door To Outside
- Dual Aspect Lounge With Feature Gas Fire And Tri-Fold Double Glazed Doors To Garden
- Two Double Bedrooms, one with French Doors To The Garden
- Replaced Bathroom Suite With Separate Shower Cubicle And Underfloor Heating
- Enclosed Landscaped Garden, Single Garage, Car-Charging Point And Off-Street Parking
- No Onward Chain

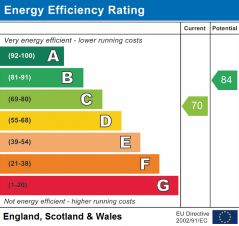
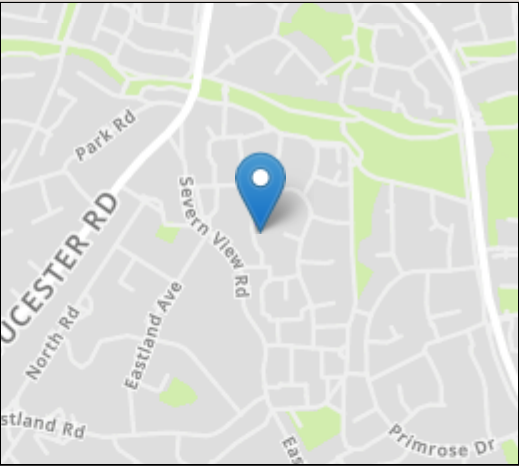
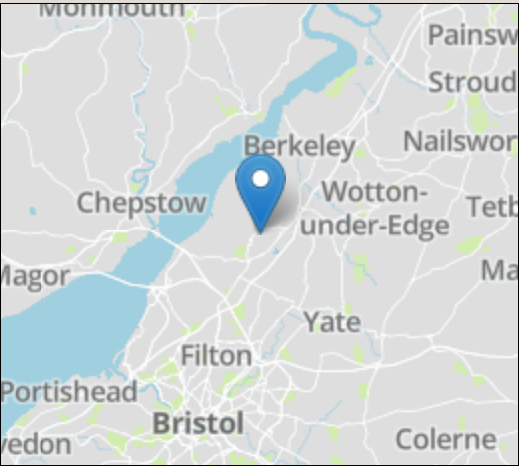
## Directions

Travelling northwards, away from central Thornbury along the Gloucester Road, look out for The Anchor Pub on the left hand side. Turn right opposite into Severn View Road, then first left into Squires Leaze. Fulmar Close is the second turning on the right and No.1 is on the left-hand corner as you turn in.

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

**Tenure** - Freehold

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



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