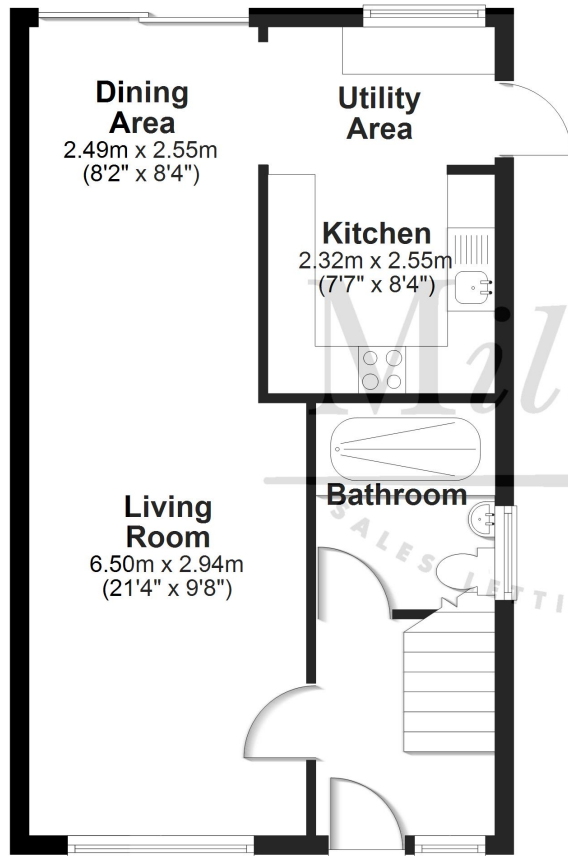




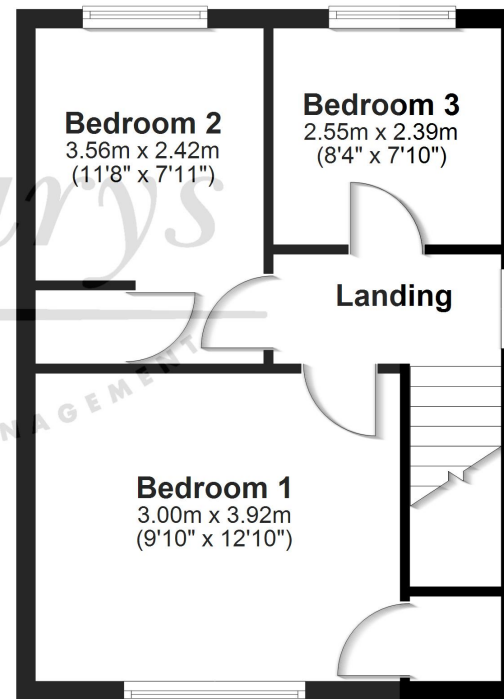
Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.7 sq. feet)

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



21 Hazel Crescent, Thornbury, South Gloucestershire BS35 2LY

A Charming three bedroom home with a truly fantastic garden! Welcome to this delightful property, perfectly designed for modern family living and enviably boasting a superb rear garden that is sure to impress! Step inside to an inviting open-plan ground floor layout. The dual aspect living room is bright and welcoming, seamlessly flowing into a generous dining area and onto a smart fitted kitchen. Patio doors from the dining space provide a wonderful connection to the rear garden, filling the room with natural light and offering ideal indoor-outdoor living. Completing the ground floor is a stylish shower room, adding everyday convenience. Upstairs, you will find three well proportioned bedrooms- two comfortable doubles and a versatile single room. Outside is where the home truly shines. The substantial rear garden offers an exceptional space for relaxation, entertaining and play. With patio area for alfresco dining and a vast lawn bordered by mature shrubs, this garden is a true haven- an ideal retreat for garden enthusiasts and those seeking a peaceful escape. To the front, the property enjoys a large driveway with ample parking for multiple vehicles along with side access to the garage providing excellent storage and practicality. This home offers a wonderful balance of style, comfort and incredible outdoor space- an opportunity not to be missed!

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.the.castleschool.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

- Three Bedroom, Semi-Detached Home In A Much Favoured Location
- Thoughtfully Extended And Modernised Throughout
- Sizeable And Open Plan Kitchen/Dining/Living Area
- Ground Floor Shower Room Pristinely Presented
- Two Doubles And One Single Bedroom, Re-Decorated Throughout
- Extensive Rear Garden Laid To Lawn With Patio
- Single Garage With Off-Street Parking
- A Short Stroll To Some Of Thornbury's Most Loved Primary Schools, Oakleaze Parade Of Shop And Local Amenities

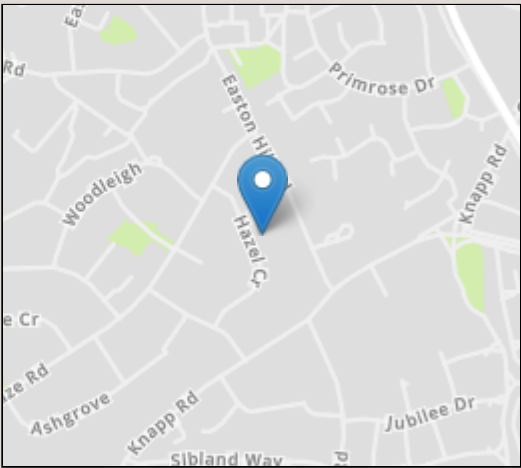
Directions

Travelling into Thornbury from the A38 Grovesend junction, go straight across the roundabout and take the third right turn into Knapp Road. Take the second left hand turning onto Hazel Crescent and No 21 can be found a short drive down on the right hand side.

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

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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