



Milburys
SALES LETTING MANAGEMENT



54 Lavender Close, Thornbury, South Gloucestershire, BS35 1UL

£475,000

54 Lavender Close, Thornbury, Bristol, BS351UL
 Internal Area (Approx)
 131.60 Sq.M / 1416.90 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



54 Lavender Close, Thornbury, South Gloucestershire BS35 1UL

**** UNEXPECTEDLY BACK ON THE MARKET**** A lovely family home, all ready to make your own! Lavender Close is a much-loved Thornbury address, a short stroll from local amenities and fantastic primary/secondary schools. In its current stewardship the property has been well cared for. Benefitting from the welcome addition of a converted office room overlooking the garden. Curb appeal in abundance and plenty of space for multiple vehicles. From the entrance hall, the main bay-fronted living room cloaks the space with light. This opens onto the dining room behind, connecting to a sizeable kitchen/breakfast room with modern fitted units. Plenty of storage, plus internal access to the garage and a door through to the garden. The first floor offers four bedrooms (three doubles), the principal bedroom with en-suite shower room, the fourth bedroom a perfect single or study if required. The family bathroom completes the inside. Outside the garden is a delight, laid to lawn with patio area, lined with mature shrubs. The secondary garage has been converted - offering either a home-office to walk away from at the end of a busy day, or perhaps a playroom to shut away the mess of modern family living! A great home in a brilliant location - call today to arrange your viewing!

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) 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

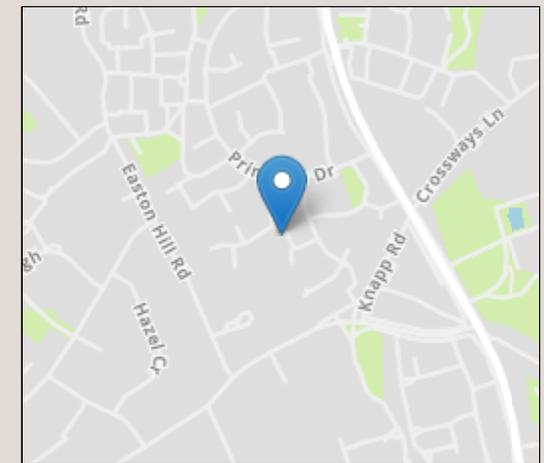
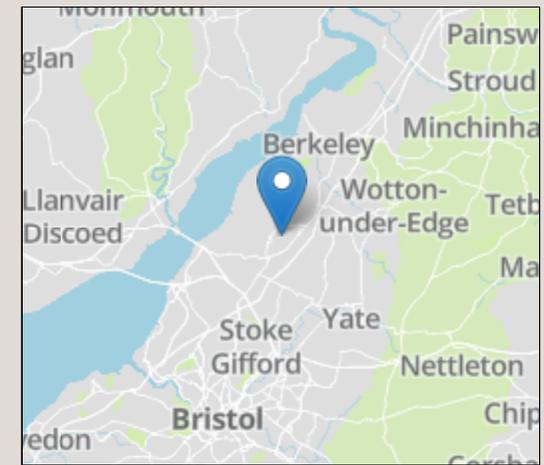
- Four Bedroom, Extended, Detached Family Home
- Popular Cul-De-Sac in Thornbury
- Walking Distance To Local Primary And Secondary Schools
- Lounge With Bay Fronted Window And Dining Room With Patio Doors To Rear Garden
- Fitted Kitchen With Breakfast Bar And Utility Area
- Principle Bedroom With Luxury En-Suite Shower Room
- Three Further Bedrooms (Two Double, One Single)
- Smart Family Bathroom With Shower Over Bath
- Converted Garage Offering Additional Living Space
- Garage And Off-street Parking

Directions

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

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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

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