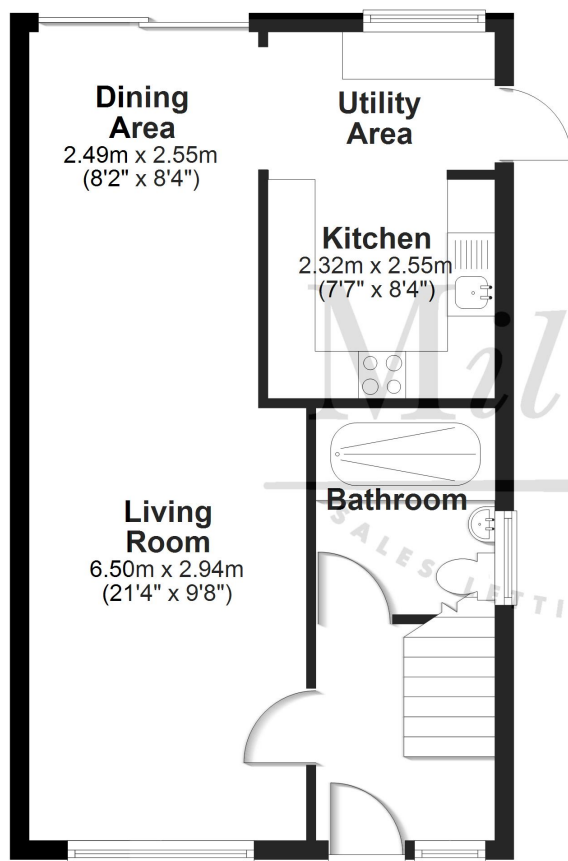




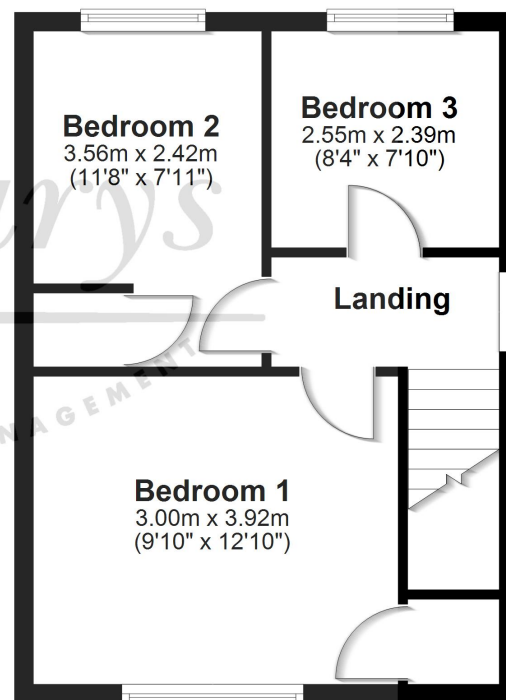
Ground Floor

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



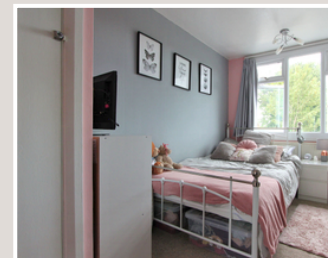
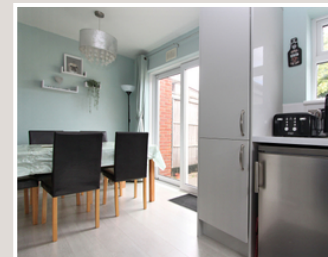
First Floor

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

This thoughtfully modernised and extended three-bedroom, semi-detached home offers contemporary living in a highly desirable and much-loved Thornbury neighbourhood. Ideally positioned close to local schools and a convenient parade of shops, this property is perfect for families and downsizers alike. The ground floor boasts welcoming entrance hall with stylish open-plan layout, seamlessly connecting the kitchen, dining and living area, perfect for modern family life and entertaining! The space is bright and welcoming with patio doors opening directly onto the generous garden, creating an effortless indoor/outdoor flow. A pristinely presented ground floor shower room adds convenience and practicality. Upstairs, the home offers three well proportioned bedrooms, including two doubles and a comfortable single. Externally, the property features an extensive rear garden laid mainly to lawn with patio area ideal for alfresco dining. A single garage provides useful storage and there is additional off-street parking to the front. This is a rare opportunity to acquire a spacious and thoughtfully updated home in a prime location, early viewing is recommended!

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

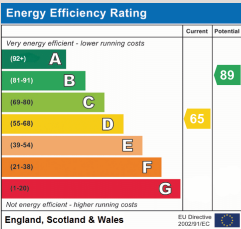
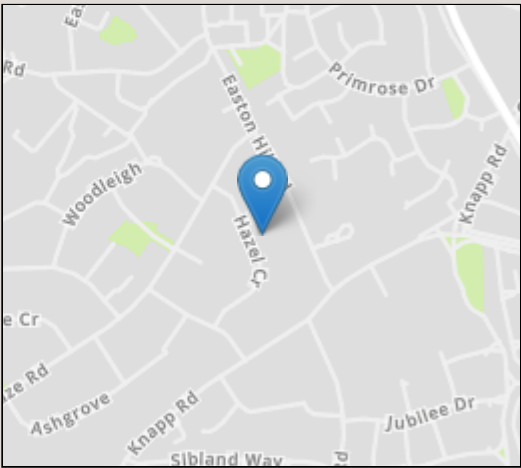
Directions

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



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