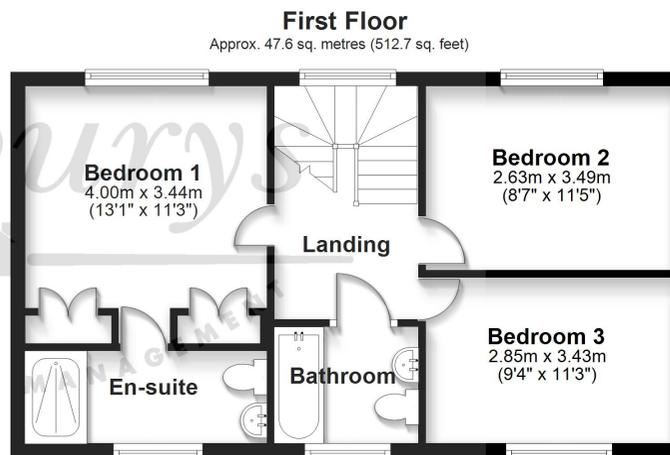
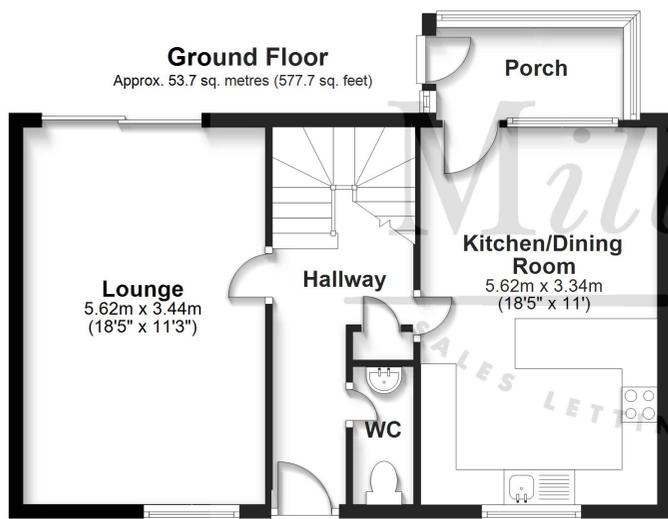


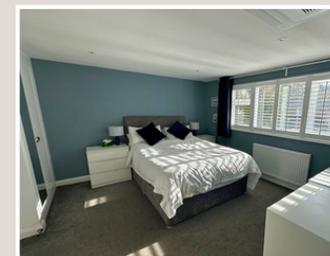
10 Park Road, Thornbury, South Gloucestershire BS35 1HN

£415,000



Total area: approx. 101.3 sq. metres (1090.4 sq. feet)

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



10 Park Road, Thornbury, South Gloucestershire BS35 1HN

Located on the sought-after castle side of Thornbury and just a short stroll from the High Street, this stunning three-double bedroom property has been thoughtfully reconfigured and updated throughout to an exceptionally high specification. With country walks right from your doorstep and a communal green to the rear, the home perfectly blends modern living with a peaceful setting. The spacious accommodation features an impressive dual-aspect living room, offering an abundance of natural light and a welcoming space to relax. The heart of the home is the open plan kitchen/diner, complete with stylish shaker-style units and integrated appliances, ideal for family life and entertaining, further benefitting from plans for a single story extension providing additional family space and a utility area if required. A convenient cloakroom completes the ground floor. Upstairs, the property offers three generous bedrooms. The luxurious principle suite enjoys built-in wardrobes and a private ensuite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom, finished to an equally high standard. Outside, the landscaped rear garden features a pergola, providing the perfect spot for outdoor dining, and offers direct access to the garage and off-street parking. This exceptional home combines contemporary comfort, quality design and an enviable location- call today to arrange your tour!

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) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Beautifully Presented, Three Bedroom Family Home
- Reconfigured And Updated Throughout
- First Floor Integrated Air Conditioning System
- Castle Side Of Thornbury Within An Easy Walk To The High Street And Local Schools
- Open Plan Kitchen/Diner, Shaker Style Units And Integrated Appliances
- Luxury Family Bathroom And Ensuite Featuring Underfloor Heating
- Landscaped Rear Garden Offering Access To Garage And Off-street Parking
- Communal Green To The Rear
- Landscaped Rear Garden Offering Access To Garage, Off-street Parking And EV Car Charger
- Fully Re-Wired, New Heating System And Roof Recently Re-felted And Re-Battened

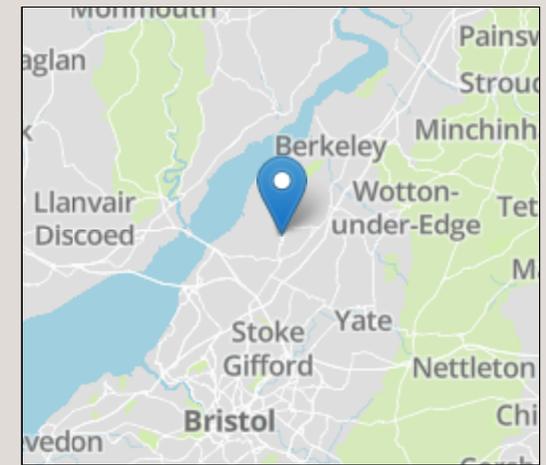
Directions

Dropping down the High Street bear left at the bottom into Castle Street. Follow on down, past Thornbury Castle and St. Mary's Church. Number 10 will be found a short way along on the right hand side just passed the turning to Church road, parking is to the rear.

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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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