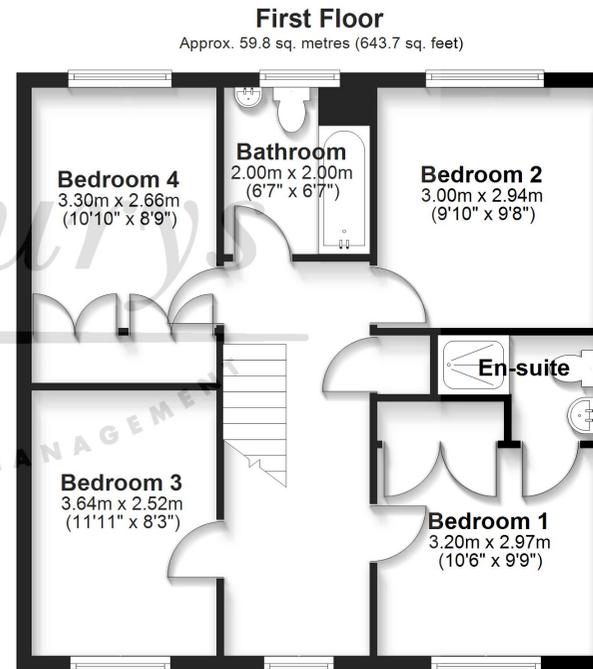
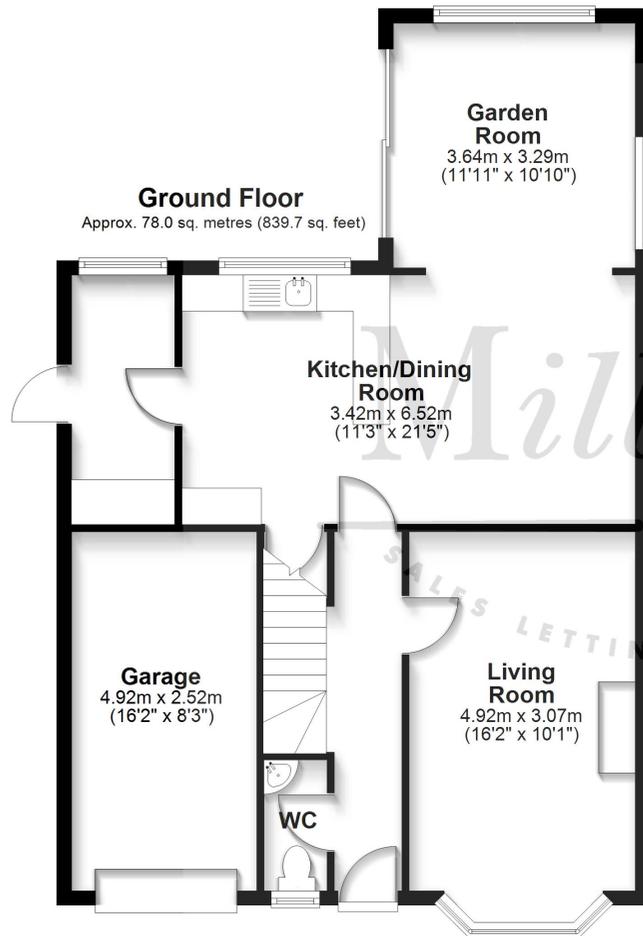




17 Hopkins Close, Thornbury, South Gloucestershire BS35 2PX

£525,000



Total area: approx. 137.8 sq. metres (1483.4 sq. feet)

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



17 Hopkins Close, Thornbury, South Gloucestershire BS35 2PX

A superb opportunity to acquire this 'turn-key' four bedroom detached family home of exceptional quality. With its clean and modern aesthetic and the thoughtfully structured layout, it is the perfect family home. Situated on a small attractive cul-de-sac with countryside walks, Thornbury town centre and the A38 at Grovesend all within close proximity. Upon entry you are graced by the welcoming hallway, to the right is the bay fronted spacious lounge with fireplace focal point. Moving to the rear of the property, the incredible dual aspect kitchen/diner/family room, the kitchen offers modern shaker style cabinets and integrated appliances. The dining area is generous in size and great for entertaining family and friends and follows perfectly into the additional reception space. The separate utility and cloakroom complete the ground floor. To the first floor off the balcony landing you will find four fantastic bedrooms, the principal bedroom benefits from an ensuite shower room and fitted wardrobes. The modern family bathroom is clean and fresh with shower over bath, vanity storage and heated towel rail. Externally, an enclosed raised rear garden with mature borders and patio. To the front, a driveway leading to a integral single garage. Book your tour today so you can be sure not to miss out!

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 High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus 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 on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Detached Extended Four Bedroom Family Home Situated On A Much Loved Family Development
- Located Within Easy Reach Of Thornbury Town Centre And The A38
- Bay Fronted Spacious Lounge
- Smart Fitted Kitchen/Diner/Family Room With Patio Doors To Rear
- Modern Family Bathroom With Shower Over Bath
- Principal Bedroom With Ensuite Shower Room
- Cloakroom And Utility
- Driveway Leading To Single Garage
- Finished To A High Standard Throughout

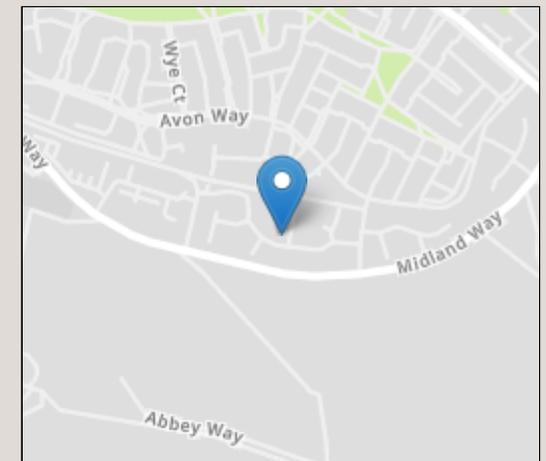
Directions

Heading north on the A38, continue past the traffic lights at the top of Thornbury Hill and on to the second set at Gillingstool. Turn left and at the roundabout left again into Midland Way. Take the first turning on your right and then left into Hopkins Close. Continue down and No.17 can be found on your left.

Local Authority & Council Tax -

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

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