





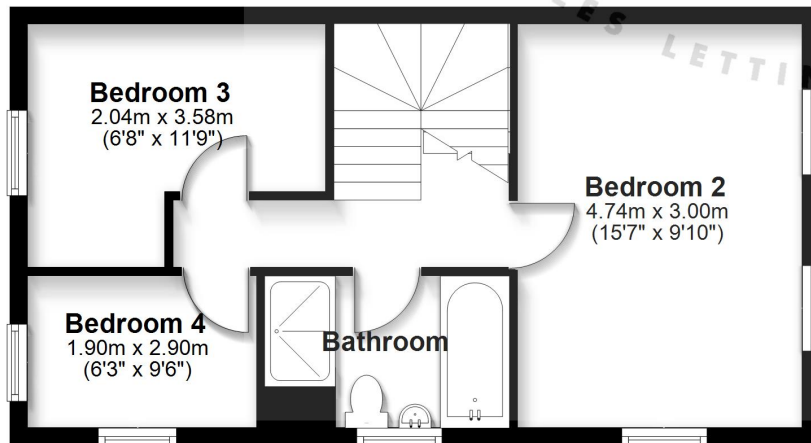
## Ground Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



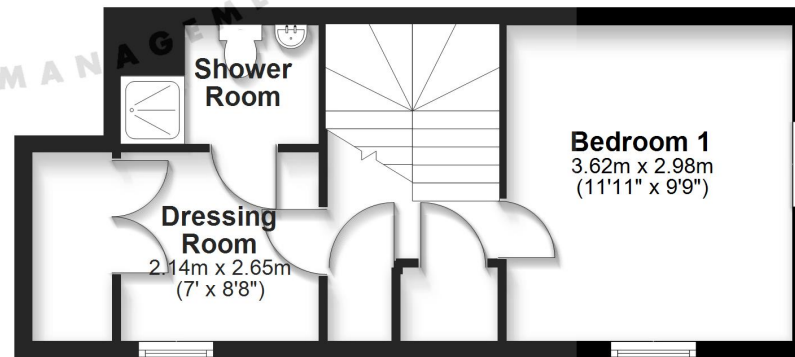
## First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



## Second Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



Total area: approx. 125.0 sq. metres (1345.9 sq. feet)

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

# 112 Badger Road, Thornbury, South Gloucestershire BS35 1AD

Located on an ever-popular Thornbury development, this modern four bedroom end terrace home, built in 2016, offers stylish, well-planned accommodation that is perfectly suited to modern family living, once a three bedroom now a four proving its versatility. The property occupies a pleasant position within the cul-de-sac, known for its attractive surroundings, open green spaces/nature trails and excellent access to Thornbury town centre and local schools. Since construction, the home has been well cared for by the current owners, remains beautifully presented throughout, allowing the next owners to move straight in and enjoy. Entering the property through the front into the spacious hallway. To the left, a bay fronted dual aspect spacious lounge. To the right an incredible kitchen/diner/family room with a newly designed kitchen with shaker style cabinets, island/breakfast bar, space for the family dining suite and French doors leading out to the enclosed rear garden. The separate utility cupboard and cloakroom complete the ground floor. Moving to the first floor, three bedrooms, one large double and two single. The family bathroom is modern and clean, boasts bath and separate shower cubicle. The second floor is where you will locate the incredible principal suite, with a double bedroom and its very own dressing room and ensuite, the perfect touch of luxury! Externally, an enclosed rear garden with a decking entertaining space perfect for the warmer months, garage and parking. Please call today so you don't 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](http://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

- Immaculately Presented Four Bedroom Family Home On A Much Loved Development
- Fabulous Bay Fronted Spacious Lounge With A Dual Aspect
- Smarted Fitted Kitchen/Diner/Family Room With French Doors To Rear Garden
- Principal Suite With Separate Dressing Room And Ensuite
- Modern Family Bathroom With Walk In Shower And Bathtub
- Remainder Of The NHBC Warranty
- Garage And Parking
- Utility Cupboard And Cloakroom

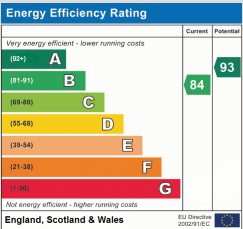
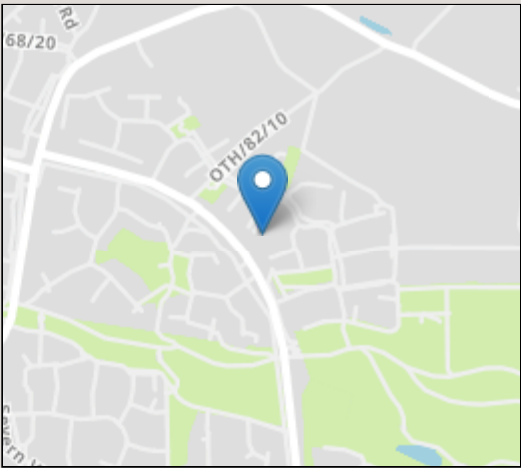
## Directions

Taking the Gloucester Road from the centre of Thornbury, continue to the edge of the town and turn right into Morton Way. Take the second turning left into Badger Road. Follow the road round to the left and No.112 will be found on your left hand side.

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

Management Fees Apply. **Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)







