





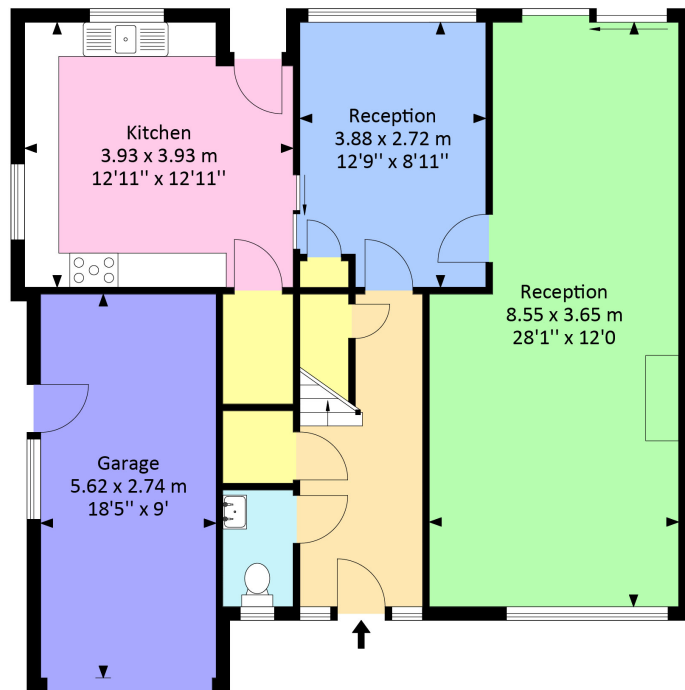
106 Park Road, Thornbury, South Gloucestershire, BS351JS

Internal Area (Approx)

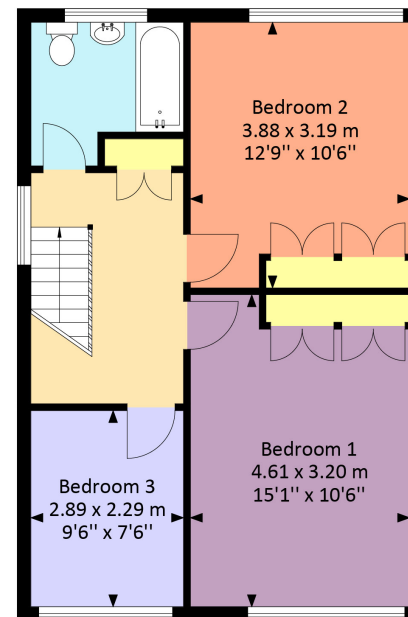
131.10 Sq.M / 1411.60 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor



# 106 Park Road, Thornbury, South Gloucestershire BS35 1JS

Come and view this immaculately presented, light and airy, extended family home - you won't be disappointed! Situated in an enviable location overlooking one of Thornbury's fine old period properties and within easy reach of Thornbury town centre, there is all the space required for family living or for those looking to perhaps downsize. As you approach the property you will be instantly drawn to the beautifully presented front garden, along with a blocked paved entrance driveway to the single garage. Once inside, a welcoming entrance hall with a cloakroom and cloaks cupboard gives access to the dual-aspect lounge with bay window to the front and patio doors at the far end into the garden. A door leads through to what was once the kitchen but now a dining room, again with an aspect across the garden, and on again into the very smart fitted kitchen with space for a breakfast table and chairs, plus a deep larder cupboard/pantry. Moving up to the first floor you will find three bedrooms, two doubles - with wardrobes, plus a third with a useful storage cupboard and the family bathroom. (Subject to necessary planning consents, there may be scope to create a fourth bedroom and perhaps an en-suite above the garage). The generous rear garden is a delight, stocked with flower and shrub borders, with a patio areas to enjoy the sunshine, a garden shed and pedestrian access to the side. Make your appointment today!

## 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Exceptional Detached Family Home, Extended And Presented To A High Standard
- Envious Location, Tucked Away With An Open Outlook
- Beautifully Kept And Maintained Gardens
- Single Garage And Off-Street Parking
- Dual Aspect Lounge With Patio Doors To The Rear Garden, Separate Dining Room
- Smart Fitted Kitchen With Space For Breakfast Table And Chairs
- Three Bedrooms, Two Double And One Single Plus Family Bathroom
- Scope To Extend Above The Garage Subject To Planning Consents
- Double Glazing And Gas Central Heating

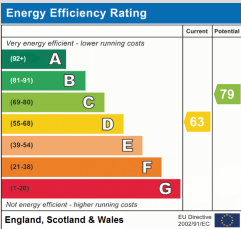
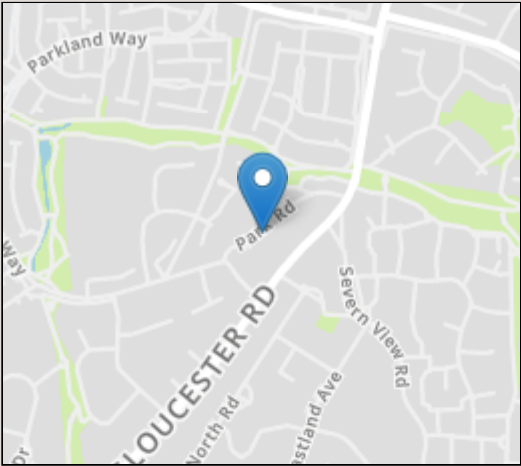
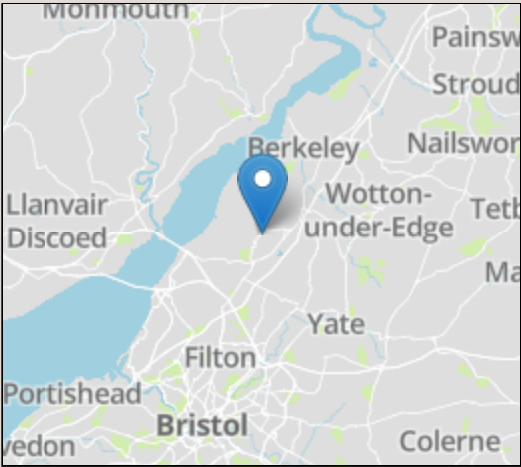
## Directions

Travelling into Thornbury from the north, along the Gloucester Road, turn right into Whitfield Road just beyond The Anchor pub. As the road bends round to the left, turn right into Park Road and No.106 can be found a short way along on the right hand side.

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

## Tenure - Freehold

## Contact & Viewing - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



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