

Total area: approx. 124.9 sq. metres (1344.5 sq. feet)

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



10 Kennet Way, Thornbury, South Gloucestershire BS35 2EY

A beautifully presented, detached property with generous family living space. Considerately extended and maintained by the current owner, ready and waiting for new ownership! Located in a quiet cul-de-sac close to Thornbury town centre, local primary schools and the A38 at Grovesend. Upon entry, passing through the porch into the welcoming lounge/diner, with an abundance of space and modern touches such as the floating fire surround and hard floors you instantly feel at home. Moving on to the generous fitted kitchen, offering incredible storage, range style oven and space for all required appliances, from there the formal dining room offers access via French doors into the conservatory, a fabulous space to retreat. The cloakroom completes the ground floor. To the first floor, three bedrooms, two doubles and one single. The principle bedroom benefiting from fitted wardrobes. The family shower room is a great size, with shower cubicle, built in vanity storage and WC. Externally, garage, off street parking and an enclosed south facing rear garden with decking and lawn to enjoy some alfresco dining. Call today to arrange a viewing on this fabulous family home!

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

- Extensive Three Bedroom Detached Property Located In A Quiet Cul-De-Sac
- Two Double Bedrooms And One Single
- Fitted Family Shower Room With Built In Vanity, Basin And WC
- Spacious Lounge/Diner With Modern Fireplace And French Doors To Rear
- Generous Fitted Kitchen With Range Style Oven
- Dining Room With French Doors Leading To Conservatory
- Enclosed South Facing Rear Garden With Decking And Lawn
- Cloakroom
- Integral Garage And Off Street Parking

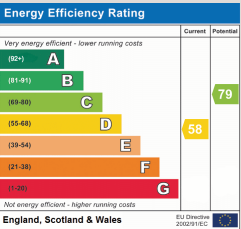
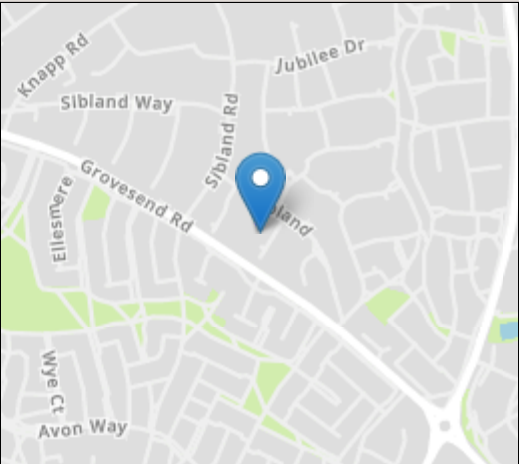
Directions

Leaving Thornbury along Grovesend Road, proceed past the Murco garage taking the second left hand turn into Sibland Road. Take the first right turn onto Sibland and take the second right hand turn into Kennett Way. No.10 can be found on your right.

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

Tenure - Freehold

Contact & Viewing - Email: 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



