

Total area: approx. 192.5 sq. metres (2072.2 sq. feet)

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



# 12 Prowse Close, Thornbury, South Gloucestershire BS35 1EG

A truly wonderful, executive, four double bedroom, extended 'Crest Nicholson' built family home! Located on a much loved, intimate, non-estate development created in the early 2000's. The peaceful and desirable location offers countryside walks from your doorstep, in close proximity to all of Thornbury's amenities, with local primary and secondary schools just a short stroll away. This versatile family home comes with all the living space you could wish for, from the kitchen/diner/family room to the additional reception, you truly are spoilt for choice. Stepping through the entrance porch into the lavish hallway we direct you firstly to the lounge. An extensive yet homely room with a dual aspect including French doors to the rear and wood burning stove. On to the second reception, again with French doors to the rear, offering the versatility of use as a separate dining room or even a playroom should it be required. The kitchen/diner/family room is of a modern design, with multiple wall and base units, an island and all the space for a dining suit and more, the separate utility is just another added benefit! The study can be found to the front of the property and the cloakroom completes the ground floor. Moving to the first floor, you are greeted by an elegant gallery landing and four fantastic size double bedrooms. The principle bedroom offers double fitted wardrobes and an ensuite shower room. The family bathroom is modern in design with bath and separate shower cubicle. Externally, the rear south-west facing garden is laid mainly to lawn and offers a decked area for outside entertaining. The double garage can be accessed via a useful side door or via the driveway which offers the private parking. Please call today to arrange your tour. No Chain!!

## 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

- Extended Four Bedroom Executive Detached Family Home
- Four Double Bedrooms - Principal Bedroom With Double Fitted Wardrobes And En- Suite
- Dual Aspect Lounge With French Doors And Wood Burner
- Extended Kitchen/Diner/Family Room With Separate Utility
- Modern Fitted Bathroom With Bath And Separate Shower Cubicle
- Cloakroom And Study
- Enclosed Rear South-West Facing Garden With Decking And Lawn
- Private Driveway & Double Detached Garage
- No Chain!!

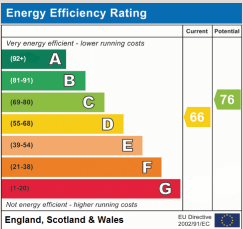
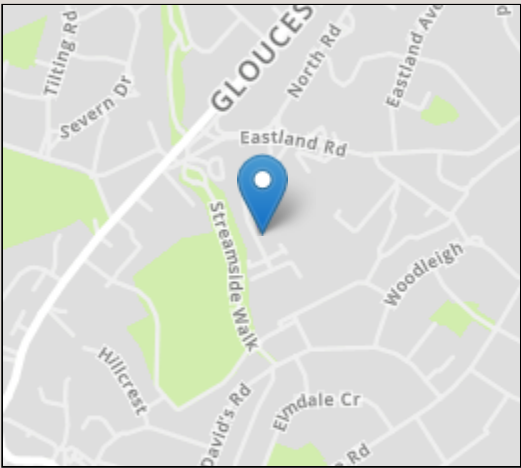
## Directions

From the centre of Thornbury take the Gloucester Road northwards, turning right into Eastland Road after the pelican crossing. Take the next right then right again into Prowse Close. No.12 is at the top end on the right hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - Tax Band F

**Tenure** - Freehold

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



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