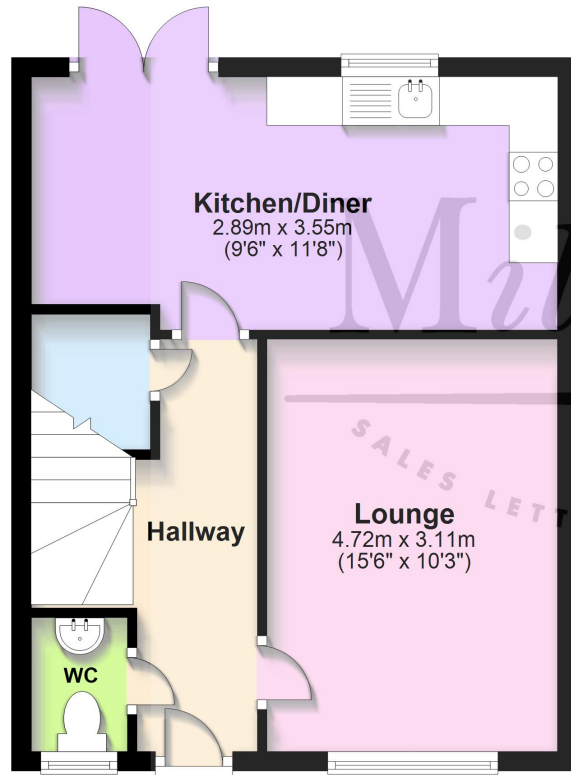




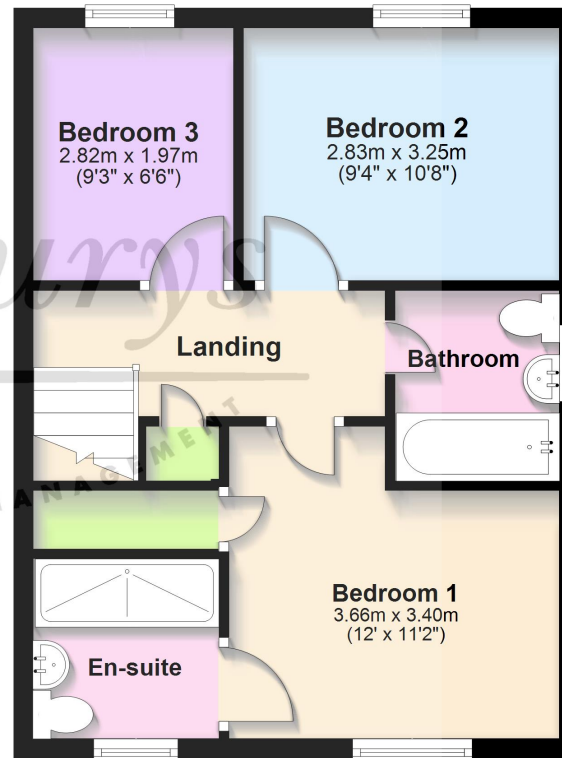
## Ground Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.2 sq. feet)



Total area: approx. 77.2 sq. metres (830.5 sq. feet)

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





# 10 Cleve wood Road, Thornbury, South Gloucestershire BS35 2GA

This handsome detached three-bedroom home has been lovingly cared for in its current tenure and is ready to move into in show home condition. The ground floor includes a fantastic sized living room with large window allowing light to flood in. Spanning the width of the property, the kitchen/diner is modern and pristinely presented with ample wall and base units perfect for family living plus space for a large dining suite, the patio doors allowing access to the rear garden. A useful cloakroom and entrance hall with space for coats and shoes to be kicked off after the school run complete the ground floor. Upstairs, there are three bedrooms, a lovely principal suite with ensuite shower room and built in wardrobes plus further double and good sized single utilised as a dressing room. The bathroom is presented as beautifully as the rest of the property. With curb appeal in abundance, the property has SIX car parking spaces and being at the entrance of the development provides a feeling of space and ease of access. The rear garden accommodates enough space for hosting in the summer months with useful shed and access through to parking. Benefits include UPVC double glazing, gas central heating and the remainder of the NHBC warranty. Call today to arrange your tour!

## 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

- Handsome Three Bed Detached Family Home
- Pristinely Presented And Ready For New Ownership
- Open Plan Kitchen/Dining Area With French Doors To The Rear Garden
- Useful Groundfloor Cloakroom
- Three Bedrooms- Two Double And One Single
- Ensuite Shower Room and Family Bathroom
- SIX Car-parking Spaces To The Side!
- Open Frontage
- Rear Garden Perfect For Hosting Family And Friends
- Remainder of NHBC Warranty

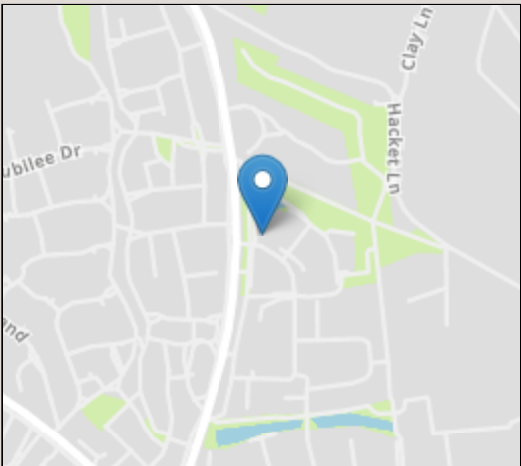
## Directions

From the traffic lights at Grovesend, turn right at the roundabout into Morton Way, follow the road down, taking the second right hand turning into Cleve wood development. Take the immediate right onto Cleve Wood road and number 10 can be found a short way along on your left.

## Local Authority & Council Tax -

Tenure - Freehold

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



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) A	94
(81-91) B	
(69-80) C	83
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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