

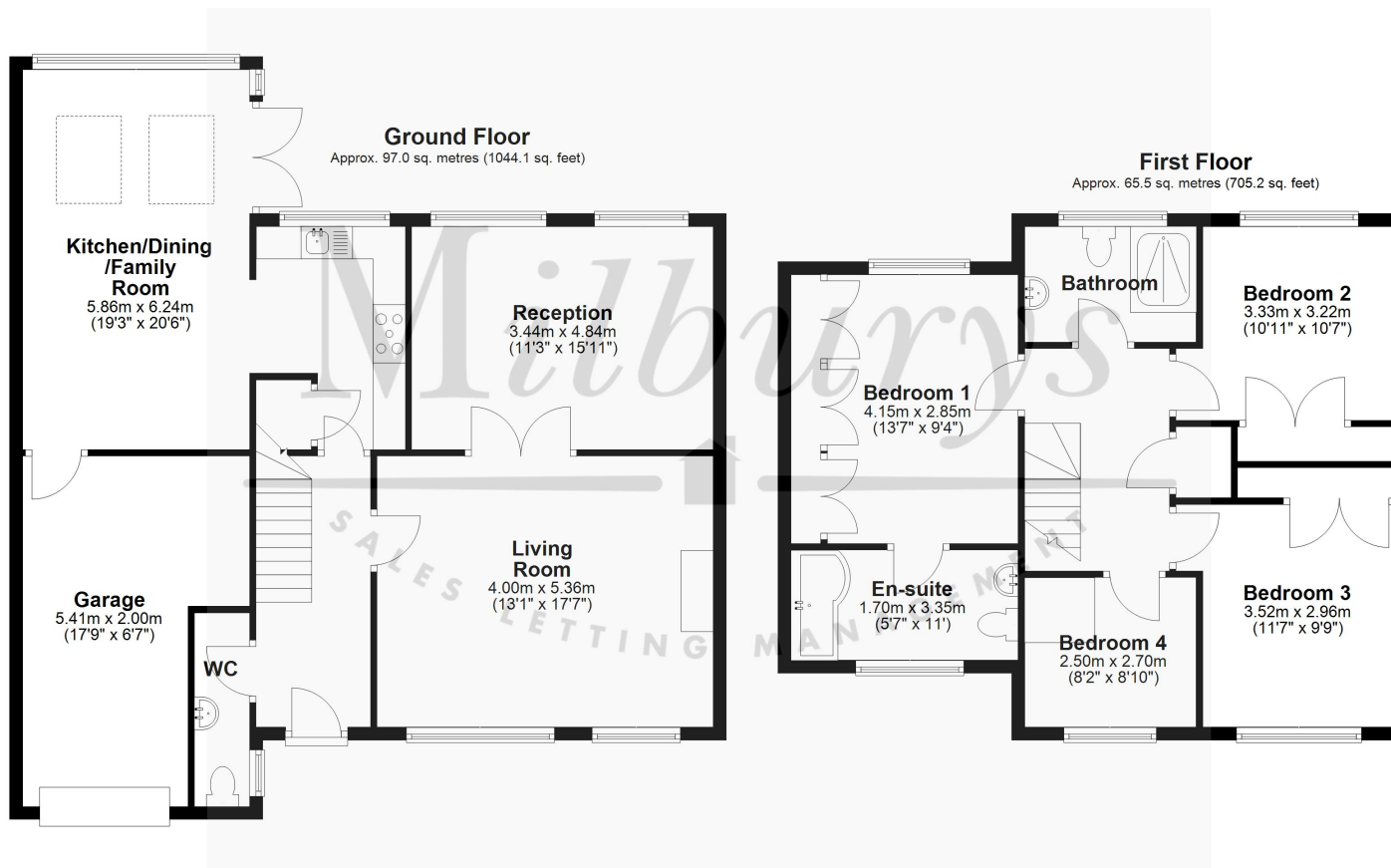
Milburys

SALES LETTING MANAGEMENT



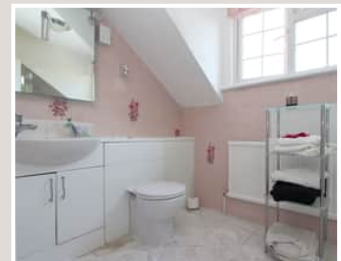
23 Jubilee Drive, Thornbury, South Gloucestershire BS35 2YG

£510,000



Total area: approx. 162.5 sq. metres (1749.2 sq. feet)

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



23 Jubilee Drive, Thornbury, South Gloucestershire BS35 2YG

Nestled in the corner of a popular cul-de-sac, surrounded by greenery and convenient to Thornbury High Street and local schools, is this extended four bedroom family home, perfect for modern family living. Upon entering, through the hallway, you are greeted by a generous size lounge complimented by shutters and cosy fireplace, perfect for unwinding! Leading through double doors into the dining room/snug benefitting from French doors opening out to the enclosed rear garden. The heart of the home lies in the expansive fitted kitchen/dining/family room, flooded with light and really brings to life the term 'inside out living'. The cloakroom and integral garage access complete the first floor. Heading upstairs you will find four bedrooms; three doubles and a one single, each with fitted wardrobes and the principle bedroom benefitting from ensuite bathroom. The family bathroom with shower cubicle completes the first floor. Outside to the front, the property boasts an integrated garage and off street parking. To the rear, the garden is laid mainly to lawn with a patio area directly outside the kitchen, perfect for entertaining. Additional benefits includes UPVC double glazing and gas central heating. Viewings highly recommended - call us now to book!

Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated 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 and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a sort drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.the.castleschool.org.uk) which is situated close to Thornbury's Tudor Castle, now a luxury hotel. The nearest independent school is Tockington Manor School.

Property Highlights, Accommodation & Services

- Popular Cul-De-Sac in Thornbury With Streamside Walks On Your Doorstep
- Four Bedroom Extended Family Home
- Perfect For Modern Family Living
- Generous Sized Living Room With Doors Onto Separate Dining Room
- Expansive Kitchen/Breakfast Room With French Doors To Rear Garden
- Three Double Bedrooms, Principal With Ensuite And Fitted Wardrobes Plus One Single
- Family Bathroom With Walk In Shower
- Enclosed Rear Garden Benefiting From Both Lawn And Patio
- Integral Garage And Off Street Parking
- UPVC Double Glazing And Gas Central Heating

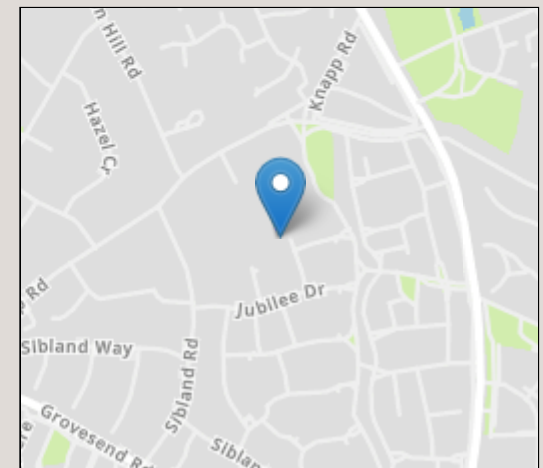
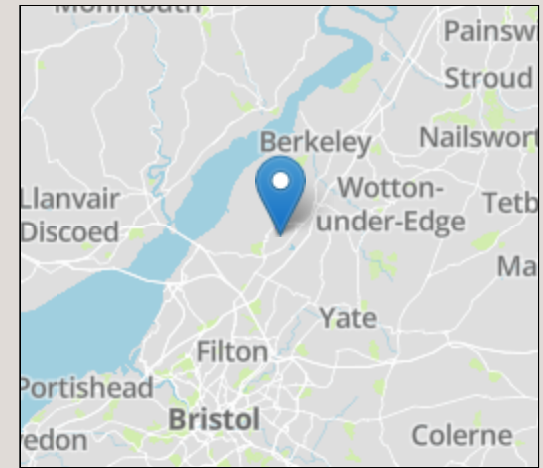
Directions

Entering Thornbury from the A38 at Grovesend, cross over the roundabout onto Grovesend Road. Take the second right into Sibland Road then second right again into Jubilee Drive. Follow the road along and take the second left into the cul-de-sac. No.23 will be found on your right hand side in the bottom left corner.

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

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



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