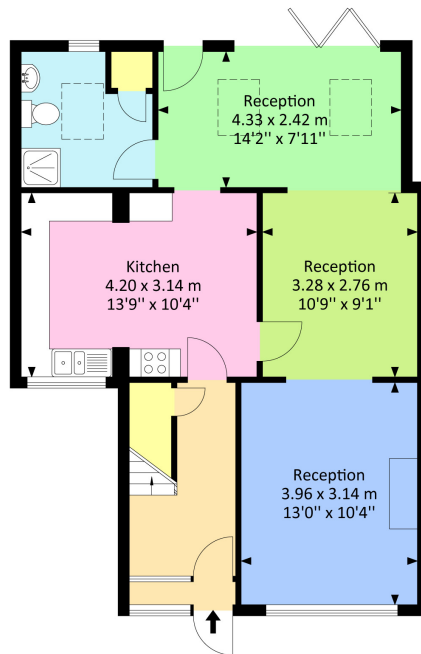


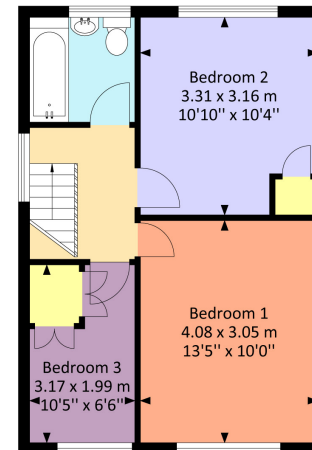
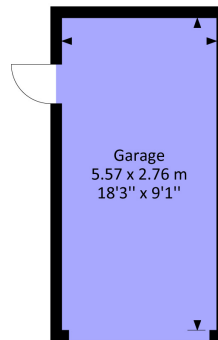




11 Regents Close, Thornbury,  
South Gloucestershire, BS351HX  
Internal Area (Approx)  
114.70 Sq.M / 1234.40 Sq.Ft  
For identification only. Not to scale.  
Produced by Energy Plus



Ground Floor



First Floor



# 11 Regents Close, Thornbury, South Gloucestershire BS35 1HX

The perfect property for growing families and downsizers alike, searching for a thoughtfully extended home in a fantastic location close to local schools, amenities and the town centre a stroll away! On entering, the hallway offers plenty of space for coats and shoes and allows access to the original open plan living/dining area with feature fireplace and window overlooking the community green space to the front. The extension across the rear provides an incredible extra reception space with bi-fold doors and Velux windows allowing light to flood in and ground floor shower room, pristinely presented. The kitchen is of particular note, with modern base and wall units, plenty of worktop space and a chic and bright in design. Upstairs there are three bedrooms, two good sized doubles and a single making a perfect study or child's bedroom. The family bathroom is clean and well presented with shower over. Outside, the front garden is laid to artificial grass, and the modern cladding and recently updated front door offers curb appeal in abundance! The rear garden is sizeable and low maintenance, the perfect space for alfresco dining in the summer months with separate gated driveway area. A beautifully presented family home, ready to be taken on in new ownership and made your own, all in a much favoured location, the 'Castle' side of Thornbury. 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 pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus 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 Three Bedroom Semi Detached Property Situated On A Corner Plot
- 'Castle Side' Of Thornbury Within An Easy Walk To The High Street, Local Schools And Countryside Walks
- Two Doubles And One Great Size Single Bedroom
- Remodelled Open Plan Dual Aspect Living/Kitchen/Dining Area
- Newly Fitted Smart Kitchen With Integral Appliances
- No Through Road To Front Aspect
- Off Street Parking And Garage
- Low Maintenance Enclosed Private Rear Garden
- Benefits Include UPVC Double Glazing And Brand New Boiler With 12 Year Warranty

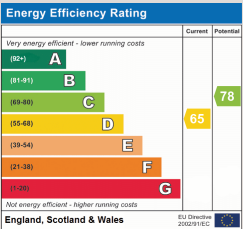
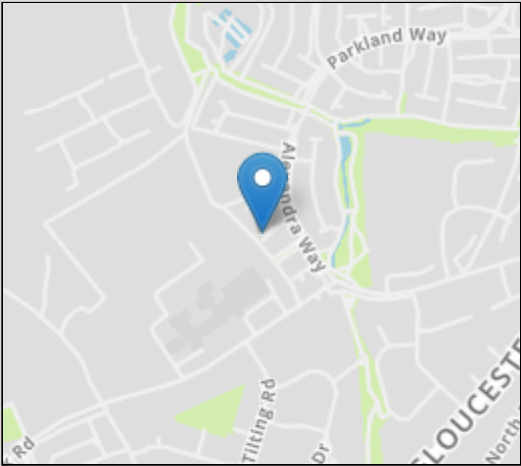
## Directions

From the centre of Thornbury, drop down Castle Street, past Thornbury Castle and St. Mary's Church, left after The Castle Secondary School into Alexandra Way, then second left into Regents Close. No.11 can be found in the left hand corner.

## Local Authority & Council Tax -

**Tenure** - Freehold

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



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