



Meadow Brown Close, Thornbury, Bristol BS35
Offers Over £425,000

Detached family house, ready to move into. | Freehold

Clean and tidy, and ready to move into, this four-bedroom detached family house is offered with no onward chain. Set in a cul-de-sac, which includes a kids play area, and with both primary and secondary schools within half a mile, this makes a super family home. Alternatively, executives requiring access into Bristol, or elsewhere in the country via the M5 motorway, will appreciate the convenient yet quiet location. The ground floor includes a cloakroom, living room, and a very large and well-equipped kitchen/diner, and upstairs are four bedrooms, an en suite shower room and family bathroom. To the rear is a secluded garden, and to the side is parking for two cars and a detached garage of good size.

Council Tax Band: Band E (£2,753.96 per annum 2023/24)

Tenure: Freehold

GROUND FLOOR:

Entrance Hall

w: 5' 2" x l: 13' 8" (w: 1.57m x l: 4.17m)

Front door with double-glazed insert; staircase, with timber banisters, rising to first floor, over large built-in storage cupboard; radiator.

Cloakroom

w: 2' 11" x l: 6' 9" (w: 0.89m x l: 2.06m)

Frosted double-glazed window to front; white w.c. and pedestal wash basin with mixer tap and tiled splashback; radiator.

Lounge

w: 11' x l: 15' 9" (w: 3.35m x l: 4.8m)

Double-glazed window to front; TV, satellite and phone pts; 2 radiators.

Kitchen/Diner

w: 19' 8" x l: 14' 3" (w: 5.99m x l: 4.34m)

Double-glazed french doors and window to rear; range of fitted base and wall units, in white with stainless steel handles; black granite-effect worktops and upstands; inset 1½-bowl single-drainer stainless steel sink with mixer tap; inset Indesit 4-ring gas hob with stainless steel splashback and matching chimney hood; built-in Indesit electric double oven; built-in Indesit fridge/freezer; built-in Indesit dishwasher and washer/dryer; integrated Ideal Logic gas-fired boiler; 2 radiators,

FIRST FLOOR:

Landing

Timber balustrade; loft hatch; built-in airing cupboard housing Therma Evocyl hot water system.

Bedroom One

w: 11' 3" x l: 12' 9" (w: 3.43m x l: 3.89m)

Double-glazed window to front; recess for wardrobes; TV pt; radiator; door into...

En Suite

w: 6' 11" x l: 4' 7" (w: 2.11m x l: 1.4m)

White suite of w.c., pedestal wash basin with tiled splashback, and walk-in cubicle with Ideal shower, tiled walls and glazed sliding door; radiator.

Bedroom Two

w: 9' 4" x l: 10' 6" (w: 2.84m x l: 3.2m)

Double-glazed window to rear; radiator.

Bedroom Three

w: 10' x l: 7' (w: 3.05m x l: 2.13m)

Double-glazed window to rear; radiator.

Bedroom Four

w: 10' 1" x l: 9' 6" (w: 3.07m x l: 2.9m)

Double-glazed window to front; radiator.

Bathroom

w: 6' 5" x l: 7' (w: 1.96m x l: 2.13m)

White suite comprising w.c., pedestail wash basin with tiled splashback and mixer tap, and panelled bath with tiled surround, glazed screen and Ideal shower; radiator.

EXTERNAL:

Frontage

Small lawns with paved path to front door.

Parking

A driveway to the side of the house affords tandem parking for two cars, leading to Garage; hatches for gas and electricity meters; gate to Rear Garden.

Garage

w: 10' x l: 19' 7" (w: 3.05m x l: 5.97m)

Detached, adjacent to the Rear Garden, under pitched roof; up-and-over door; light and power.

Rear Garden

w: 21' 10" x l: 28' 5" (w: 6.65m x l: 8.66m)

Paved patio, lawn and decked pergola; walled and fenced surround, and very secluded; outside tap; outside light.

LOCATION:

With several primary, secondary and special schools within a mile, and about a half-an-hour's Google-estimated walk into the main shopping area of the town, this is a quietly yet conveniently situated cul-de-sac on the northern side of Thornbury. There's even a kiddies play area almost within sight of the house, making it excellent for a growing family. If you need to be elsewhere, though, Thornbury has great access to the M5 motorway and to the A38 into Bristol.

GENERAL:**Tenure**

Freehold.

Council Tax Band

Band E (£2,753.96 per annum 2023/24).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

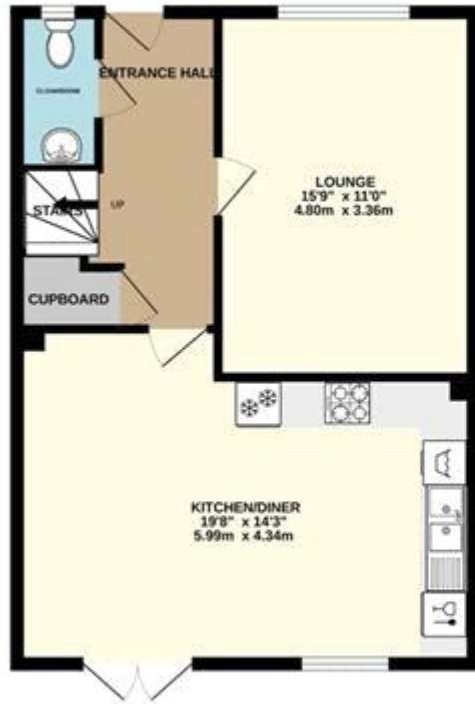
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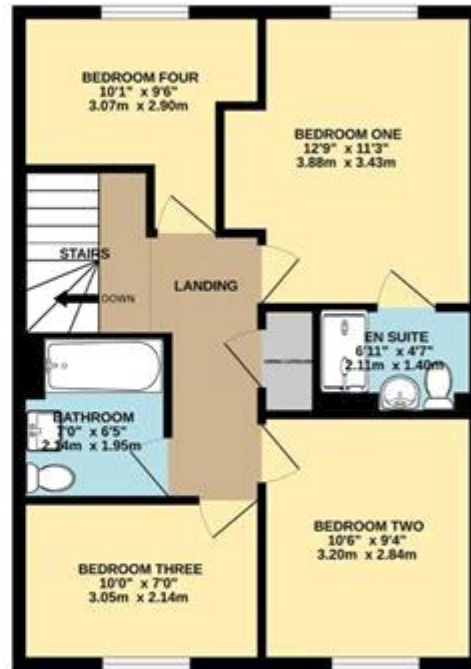
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GROUND FLOOR
551 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		94
	(81-91) B		
	(69-80) C	84	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.