

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 84 Jubilee Drive

Thornbury, BS35 2YJ

£465,000



Council Tax: E



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## Entrance

Via composite front door opening onto ...

## Hallway

Staircase with turned spindles rising to first floor, understairs storage cupboard, radiator.

## Cloak Room

Obscure UPVC double glazed window to front, w.c. vanity unit incorporating a wash hand basin, radiator.

## Living Room

16'11" x 11'10" (5.17m x 3.63m)  
UPVC double glazed bow window to front, dual glazed doors opening through to dining room, radiator.

## Dining Room

11'1" x 8'10" (3.38m x 2.70m)  
Double glazed French doors opening onto the rear garden, radiator.

## Kitchen/Breakfast Room

19'8" x 10'7" (6m x 3.25m)  
UPVC double glazed windows to rear, door opening onto sun lounge/garden room. Extensive range of various modern wall and floor units with contrasting working surfaces incorporating a stainless steel single drainer sink unit, integral dishwasher, fridge, induction hob with extractor hood and dual side by side conventional ovens, door to integral garage with insulated roller door.

## Sun Lounge

13'1" x 12'5" (4m x 3.80m)  
Substantial structure with double glazed windows over looking the rear garden, double glazed roof.

French doors opening onto the rear garden, tiled floor, radiator.

## First Floor Landing

Access to roof space, airing cupboard.

## Bedroom 1

19'8" x 13'1" x 9'7" (6.04m x 2.94m)  
UPVC double glazed window to rear, a range of his and her sliding door wardrobes, 2 x radiators.

## En Suite

Obscure UPVC double glazed window to front, w.c. vanity unit incorporating a wash hand basin, tiled shower enclosure, heated towel rail, tiled around.

## Bedroom 2

11'0" x 10'10" (3.36m x 3.32m)  
UPVC double glazed window to rear, a range of built in wardrobes, radiator.

## Bedroom 3

11'8" x 9'2" (3.58m x 2.80m)  
UPVC double glazed windows to front, built in sliding mirror fronted door wardrobes, additional storage cupboards, radiator.

## Bedroom 4

8'11" x 8'5" (2.73m x 2.57m)  
UPVC double glazed windows to front, built in shelving and display unit, radiator.

## Bathroom

Obscure UPVC double glazed window to rear. Suite comprising w.c. vanity unit incorporating a wash hand basin, panelled bath and tiled shower enclosure, heated towel rail.

## Gardens

To the front has a blocked paved drive way providing off street parking for several vehicles. To the rear has a paved patio and terraced lawn with established shrubs and flower borders, mature weeping willow, water feature and oriental style gazebo. There is a water tap and side access to substantial timbers sheds, gate providing access to the front.

## Parking

There is a hardstanding at the front for parking of several vehicles, outside water tap.

## Garage

There is an integral garage with insulated electric roller door, plumbing for automatic washing machine, stainless steel sink unit, power and light.



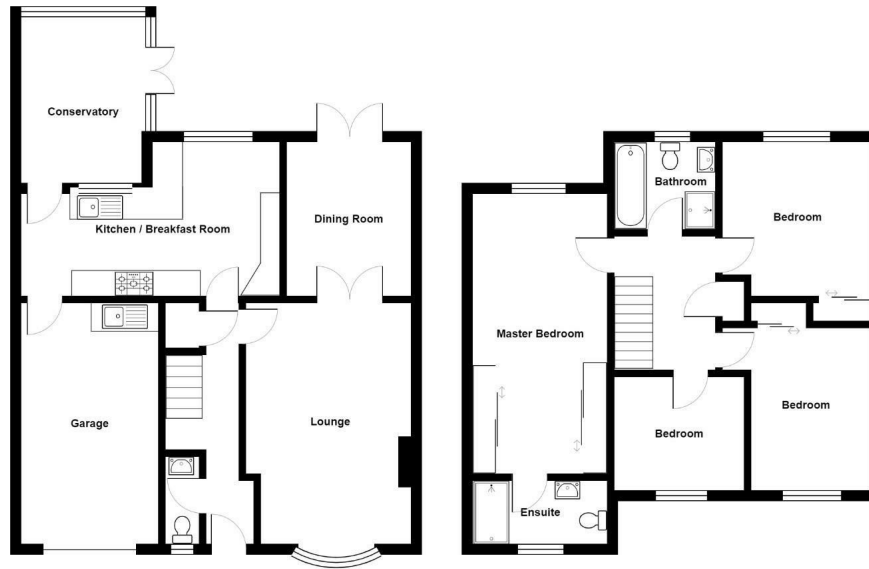
## Road Map



## Hybrid Map



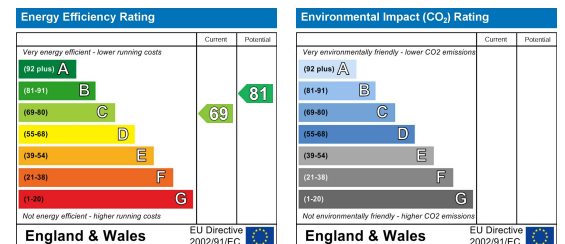
## Terrain Map



## Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.