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Lavender Close

Thornbury, BS35 1UL

£650,000



Council Tax: D



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This substantial detached family home provides impressive accommodation creating the perfect blend of space and comfort. Flexible and versatile in arrangement, this extremely spacious property provides the added benefit of Granny flat potential, alternatively with five/six bedrooms, three bathrooms and three separate receptions it would be a dream home for those who enjoy entertaining or hosting an extended family. As mentioned there are three inviting reception rooms, each offering a unique space for entertaining guests or enjoying quiet family time. Whether you prefer a formal sitting room, a cosy lounge, or a vibrant play area, this house accommodates all your lifestyle needs. Parking is never a concern here, as the property boasts two garages and space for up to five vehicles, making it convenient for families with multiple cars or for hosting visitors.

Lavender Close is a peaceful and friendly neighbourhood, perfect for those seeking a tranquil environment while still being close to local amenities and schools. This property is not just a house; it is a place where memories can be made and cherished for years to come, accordingly If you are looking for a spacious family home in a desirable location, this detached house in Thornbury is certainly worth serious consideration.

Entrance

Via tiled canopy porch to security locking PVC double glazed front door with adjacent double glazed window opening to

Hallway

With large storage cupboard. Staircase leading to first floor and radiator.

Cloakroom

Obscure UPVC double glazed window to front. WC, vanity unit incorporating wash hand basin and wall mounted security alarm panel. Radiator.

Lounge

17'7" x 11'11" (5.38m x 3.64m)

UPVC double glazed window to front. Coved ceiling, dado rail and feature modern flame effect gas fire. 2 radiators.

Dining Room

10'1" x 10'7" (3.08m x 3.24m)

Double glazed sliding patio doors to rear, covered ceiling and radiator.

Conservatory

10'9" x 11'9" (3.30m x 3.60m)

Brick base with UPVC double glazed window overlooking rear garden. Double glazed roof and French doors opening to garden/patio. Radiator.

Kitchen/Breakfast Room/Utility

17'8" x 10'7" (5.40m x 3.25m)

UPVC double glazed windows to rear with range of timber fronted floor and wall units incorporating dishwasher, double oven and 5 burner gas hob with extractor hood over. Useful understairs storage cupboard and breakfast bar. UTILITY AREA; Wall mounted gas central heating boiler, space for washing machine, tumble dryer and large fridge/freezer. Radiator

Family Room

20'7" x 10'9" (6.28m x 3.28m)

UPVC double glazed window to rear with double glazed sliding patio doors opening to patio. 2 radiators.

Rear Lobby

UPVC double glazed door to side. Radiator and door to integral garage.

First Landing

Access to loft. Airing cupboard and storage

Bathroom

Obscure UPVC double glazed window to rear. Panelled bath and vanity unit incorporating wash hand basin and WC. Tiled walls and heated towel rail.

Bedroom 1

12'3" x 12'11" (3.75m x 3.94m)

UPVC double glazed window to front. Radiator.

En-suite

Obscure UPVC double glazed window to front. Large walk in shower enclosure and vanity unit incorporating wash hand basin and WC. Tiled with extractor fan, shaver socket and heated towel rail.

Bedroom 2

12'4" x 9'0" (3.76m x 2.76m)

UPVC double glazed window to front. Radiator.

Tel: 01454 411522

Bedroom 3

7'6" x 10'4" (2.30m x 3.16m)

UPVC double glazed window to rear. Radiator.

Bedroom 4

7'6" x 9'10" (2.30m x 3.0m)

UPVC double glazed window to rear. Radiator.

2nd Landing

UPVC double glazed window to side. Radiator.

Shower Room

Tiled shower enclosure, vanity unit incorporating WC and wash hand basin, extractor fan, shaver socket and heated towel rail.

Bedroom 5

10'7" x 10'9" (3.25m x 3.30m)

UPVC double glazed window to front. Radiator.

Home Office/Playroom/Bedroom 6

16'6" x 20'1" (5.04m x 6.13m)

UPVC double glazed window to rear and double glazed skylights. 2 radiators.

Front Garden

Laid with lawn with flower beds and shrubs.

Rear Garden

South Facing private garden, paved patio with water tap, lawn with established shrub borders with second patio to laurel hedging.

Garage

20'6" x 10'11" (6.25m x 3.35m)

Electric up and over door. Radiator, power and light.

Second Garage

17'3" x 8'11" (5.26m x 2.72m)

Up and over door to front. Double glazed door to rear garden, power and light.

Parking

Block paved parking for 3 vehicles at the front and additional secure parking on further block paved space behind double gates.

Material Information - Thornbury

Tenure Type; Freehold

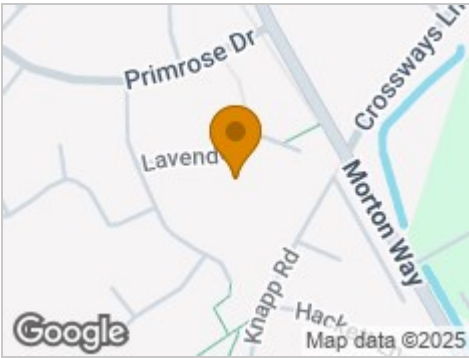
Council Tax Banding; South Gloucestershire D

Anti-Money Laundering Regulations

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



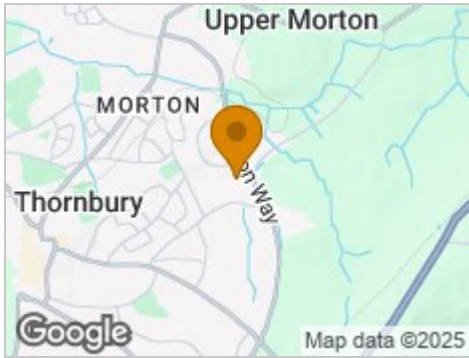
Road Map



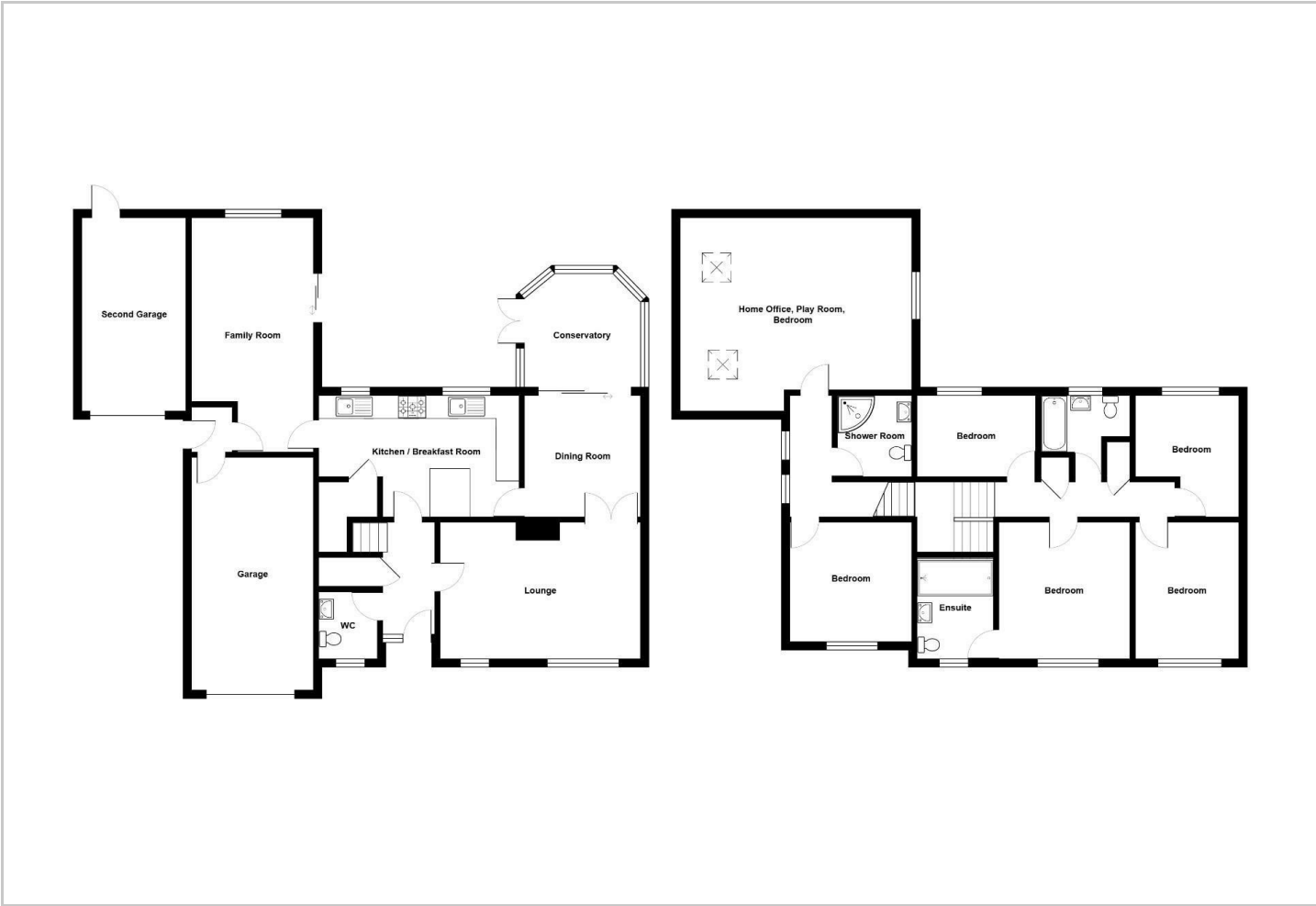
Hybrid Map



Terrain Map



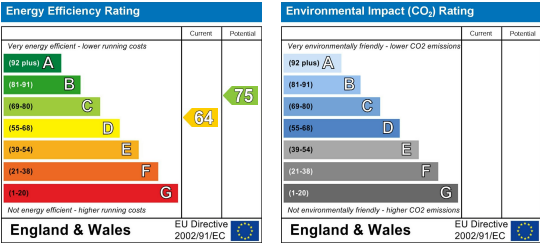
Floor Plan



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.