HUNTERS®

HERE TO GET *you* THERE

Clare Walk

Thornbury, BS35 1EN

Offers Over £600,000

4 3 2 B

Council Tax: E

10a Clare Walk

Thornbury, BS35 1EN

Offers Over £600,000

This fabulous detached home provides a sleek, stylish and modern interior that is sure to Wow potential buyers. Occupying a highly prized and sought after residential position overlooking the Thornbury recreation fields, this super property represents a rare opportunity to secure an individual family home. Bright, light and welcoming in nature, the spacious and flexible accommodation provides the ideal choice for the modern family enjoying life in the twenty first centaury. NO CHAIN!

Entrance
Via security locking composite front door opening to

Hallway
Dogleg staircase rising to first floor with tiled floor and under floor heating

Lounge
14'8" x 11'8" (4.48m x 3.56m)
uPVC double glazed bay window to front incorporating integral blinds, under floor heating

Dining Room
12'3" x 9'8" (3.74m x 2.95m)
uPVC double glazed bay window to front incorporating integral blinds, under floor heating

Kitchen/diner/family room
29'7" x 12'7" (9.03m x 3.85m)
uPVC double glazed windows to rear incorporating integral blinds and bi-fold doors opening to south west facing rear garden. Comprehensive range of floor and wall units with ample quartz work surfaces incorporating sink unit with mixer taps. Integral dishwasher, 5 burner gas hob, dual side by side double ovens, under floor heating

Utility Room
7'1" x 4'7" (2.16m x 1.40m)
uPVC double glazed window to side, plumbing for washing machine, wall mounted gas central heating boiler, space for tumble dryer, extractor fan, under floor heating

Cloakroom
uPVC double glazed window to side incorporating integral blinds, W.C. vanity unit incorporating wash hand basin, under floor heating and extractor fan

Family Room/Bedroom 4
16'9" x 8'3" (5.13m x 2.54m)
Double glazed bi-fold doors opening to the rear with underfloor heating

Dressing Room/Study
8'8" x 6'3" (2.65m x 1.93m)
uPVC double glazed window to front, under floor heating

First Floor Landing
uPVC double glazed window to side incorporating integral blinds,

Bedroom 1
10'8" x 9'1" (3.26m x 2.78m)
uPVC double glazed window to rear incorporating integral blinds, very large walk in wardrobe/dressing room and radiator

En-Suite
10'8" x 9'1" (3.26m x 2.78m)
uPVC double glazed window to side incorporating integral blinds. W.C, vanity unit incorporating dual adjacent wash hand basins. Tiled shower enclosure and king size jacuzzi bath. Extractor fan

Tel: 01454 411522

Bedroom 2
11'8" x 13'5" (3.57m x 4.11m)
uPVC double glazed window to front incorporating integral blinds. Radiator

En-suite
uPVC double glazed window to rear incorporating integral blinds. W.C, wash hand basin and tiled shower enclosure. Heated towel rail

Bedroom 3
12'6" x 9'5" (3.83m x 2.89m)
uPVC double glazed window to front incorporating integral blinds. Radiator

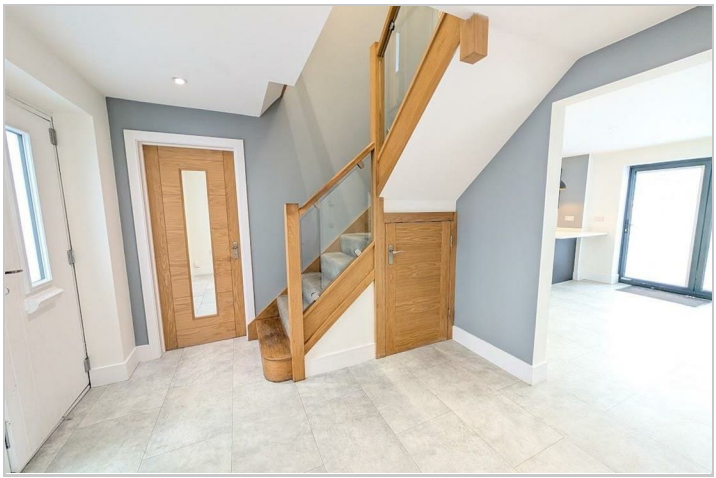
En-Suite
W.C, vanity unit incorporating wash hand basin and shower enclosure. Extractor fan

Rear Garden
Generous south west facing level patio garden that is secure and enjoys side access with large timber shed

Parking
Hardstanding at the front for several vehicles

Material Information - Thornbury
Tenure Type; Freehold
Council Tax Banding; South Gloucestershire Band E

Anti Money Laundering
''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

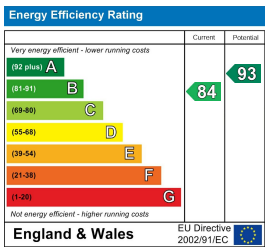
Hybrid Map

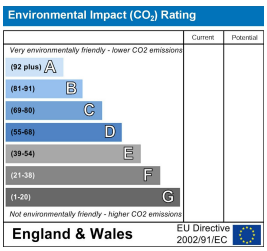
Terrain Map

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.

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