HUNTERS®

HERE TO GET *you* THERE



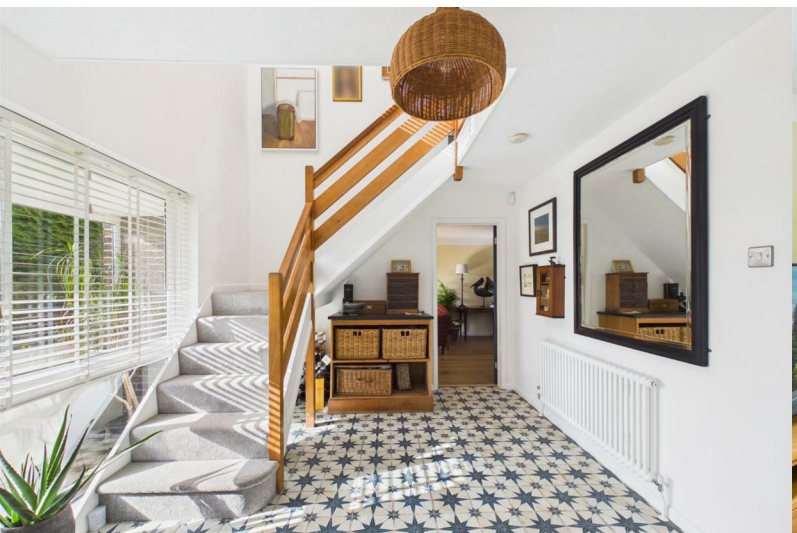
Jubilee Drive

Thornbury, Bristol, BS35 2YG

£525,000

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Council Tax: E





1 Jubilee Drive

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A large entrance porch opens into a bright and generous hallway, creating a welcoming first impression. From here there is a convenient downstairs WC along with a useful storage cupboard. The modern separate kitchen is fitted with a range of contemporary units and integrated appliances, providing plenty of preparation and storage space.

The spacious open-plan lounge/dining room offers plenty of room for both relaxing and entertaining, with the addition of a conservatory providing further versatile living space and a pleasant outlook over the rear garden.

Upstairs, the property offers four bedrooms, comprising a generous principal bedroom, two further double bedrooms and a single bedroom, ideal for a child's room, home office or nursery. Two of the bedrooms benefit from fitted wardrobes. Completing the first floor is a modern walk-in shower room with WC, wash hand basin and heated towel rail.

Outside, the property's corner position provides a particularly generous front garden, giving the home an attractive sense of space and separation. To the rear is a good-sized garden offering plenty of potential for outdoor dining, entertaining and family use. A private driveway provides off-street parking and leads to the garage, offering further parking or useful storage.

Situated in the popular market town of Thornbury, the property is well placed for the High Street, local schools, shops, leisure facilities and countryside walks. Thornbury also offers convenient road links towards Bristol and the M4/M5 motorway network, making the property well suited to families and commuters alike.

Entrance
Via uPVC double glazed front door opening to

Porch
uPVC double glazed windows to front, quarry tiled floor and security locking composite front door opening to

Reception Hallway
12'0" x 10'8" (3.67m x 3.27m)
uPVC double glazed window to front, staircase rising to gallery landing. Attractively tiled floor, walk in cloaks cupboard and radiator

Cloakroom
Obscure uPVC double glazed window to side. W.C, wash hand basin and W.C, tiled walls to dado level, tiled floor and heated towel rail

Kitchen
11'11" x 9'7" (3.65m x 2.93m)
uPVC double glazed window to rear and double glazed door to side garden. Extensive range of modern floor and wall units with contrasting "Quartz" work surfaces incorporating sink unit, integral "Neff" double oven and induction hob with extractor hood over. Washing machine, dishwasher and vertical radiator

Living Room
24'4" x 12'0" (7.44m x 3.66m)
uPVC double glazed window to front with uPVC double glazed French doors opening to conservatory at the rear. Serving hatch to kitchen and Oak flooring. 2 X Radiators

Conservatory
14'3" x 9'2" (4.35m x 2.80m)
uPVC double glazed windows overlooking the rear garden with French doors opening onto the patio. Double glazed roof, power and light

First Floor Landing
Feature gallery landing with uPVC double glazed window to front. Access to loft and airing cupboard housing gas central heating boiler

Wet Room
Obscure uPVC double glazed window to front. Suite comprising W.C and vanity unit incorporating toiletries cupboards and wash hand basin. Fully tiled around with large walk in shower enclosure. Heated towel rail

Bedroom 1
12'0" x 11'5" (3.67m x 3.50m)
uPVC double glazed window to front, timber floor, built in wardrobe and radiator

Bedroom 2
10'7" x 9'11" (3.24m x 3.04m)
uPVC double glazed window to rear, timber floor, built in wardrobe and radiator

Bedroom 3
9'6" x 9'3" (2.90m x 2.83m)
uPVC double glazed window to rear and radiator

Bedroom 4
9'6" x 7'10" (2.90m x 2.39m)
uPVC double glazed window to rear and radiator

Front Garden
Large open plan lawn with young shrubs and conifer screening to one side

Side/Rear garden
Totally enclosed, secure and private walled garden that has been professionally landscaped to incorporate a large patio area. Furthermore there are raised beds to include a well planted herb garden and additional tropical/Mediterranean area that incorporates various specimen shrubs and palms. There is an additional raised patio and pre-fabricated shed at the side of the house with additional storage area

Garage
Single detached with electric up and over door, power and light

Parking
Hardstanding on driveway in front of garage for two large vehicles or three small

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

Anti money laundering
Finally, I should mention that recent HMRC changes have put a much greater emphasis on the importance of sellers complying with very stringent regulations associated with anti-money laundering. Due to the gravity of this and the potential serious financial penalties for not complying, unlike some of our competitors, we take this very seriously and do not wish to place either ourselves, or clients in a difficult position. On that basis you will be contacted by a third party firm to carry out these checks for a fee which will indemnify both you and us from any future prosecution. Their name is Coadjute and there is a charge of £45 per individual named on the title Deeds.









Road Map



Hybrid Map



Terrain Map



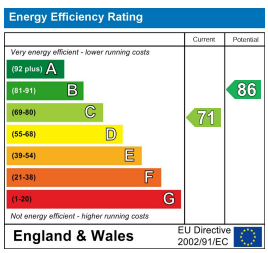
Floor Plan

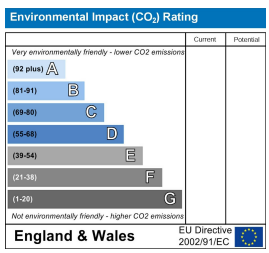


Viewing

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.

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