

HUNTERS®

HERE TO GET *you* THERE



Peacock Road
Thornbury, BS35 1FF

£750,000

 5  3  2  A

Council Tax: F



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Introduction

Occupying a prime corner plot at the head of a peaceful cul-de-sac, this exceptional five bedroom family home enjoys open views to the front with the benefit of a double garage, generous off-street parking and professionally landscaped gardens. Bright, light and airy, the sleek, stylish and modern interior is well balanced to incorporate a wealth of desirable features that include solar panels and EV charging points. The entrance hall welcomes you into the home with access to a cloakroom, home office and panelled sitting room with contemporary woodburning stove. To the rear, the spacious kitchen/diner is a real standout feature, fitted with a range of units that incorporate various integral appliances. French doors open onto the rear garden transporting you from comfortable indoor living to relaxing outdoor space. The adjoining utility room offers excellent additional storage with plumbing for the washing machine etc... The first floor provides four well proportioned bedrooms, each with its own outlook, whilst there is a family bathroom featuring tiled walls, a panelled bath with shower and stylish fittings. A further staircase rises to the second floor which is dedicated to an impressive master bedroom with marvellous be-spoke en-suite and separate fully fitted dressing room. "NO CHAIN".

Entrance

Via security locking front door opening to

Reception Hallway

Staircase rising to first floor, under stairs storage cupboard and radiator

Cloakroom

W.C, wash hand basin, extractor fan and radiator

Study/Home Office

7'4" x 5'10" (2.24m x 1.79m)

uPVC double glazed window to front, radiator

Lounge

17'2" x 13'9" (5.25m x 4.21m)

uPVC double glazed bay window to front. Panelled walls and feature contemporary woodburning stove. Radiator

Kitchen/diner

33'1" x 10'1" (10.1m x 3.08m)

uPVC double glazed windows and French doors opening to rear garden. Range of various floor and wall units with contrasting work surfaces incorporating dishwasher, oven, hob and fridge/freezer. 2 x radiators

Utility Room

7'6" x 7'1" (2.31m x 2.17m)

uPVC double glazed door to side. Floor unit with shelving. Plumbed for washing machine, wall mounted gas central heating boiler. Radiator

Landing

Large airing cupboard housing water tank. radiator. Fire door opening to outer landing with window to front, staircase rising to second floor, radiator

Bedroom 2

12'11" x 10'5" (3.95m x 3.20m)

uPVC double glazed window to front and radiator

En-Suite

Obscure uPVC double glazed window to side, W.C, wash hand basin and walk in shower enclosure. Heated towel rail

Bedroom 3

12'1" x 10'9" (3.70m x 3.30m)

uPVC double glazed window to front and radiator

Bedroom 4

12'9" x 10'4" (3.91m x 3.15m)
uPVC double glazed window to rear and radiator

Bedroom 5

11'1" x 10'5" (3.40m x 3.20m)
uPVC double glazed window to rear and radiator

Bathroom

Obscure uPVC double glazed window to rear. W.C, wash hand basin and panelled bath with tiled walls, glass shower screen and shower attachments. Heated towel rail, shaver socket, anti-fog illuminated touch screen mirror

Second Floor

Master Bedroom

18'0" x 11'7" (5.50m x 3.55m)
uPVC double glazed window to front, double glazed skylights and recessed shelving, wardrobes and additional built in wardrobes. Radiator

En-Suite

uPVC double glazed window to front. W.C, vanity unit incorporating wash hand basin, under floor heating with panelled bath, walk in shower enclosure. Anti-fog illuminated touch screen mirror

Dressing Room

Comprehensively fitted with extensive open fronted hanging cupboards, draws and storage

Double Garage

Large detached double garage with dual up and over doors. Power, light and personal door opening to the rear garden

Parking

Hard standing on the driveway for two additional vehicles

Material Information - Thornbury

Tenure Type; Freehold
Council Tax Banding; South Gloucestershire Band F
Site Management Fees; approx £284 pa

Anti Money Laundering

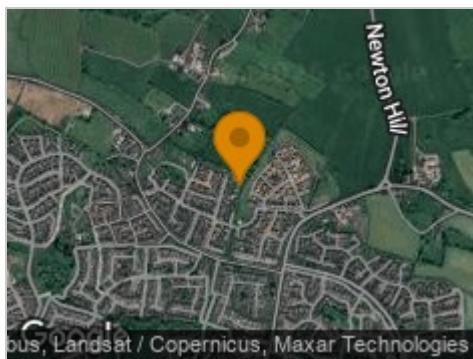
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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



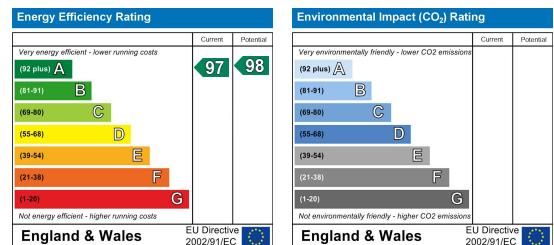
Floor Plan



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.