

# HUNTERS®

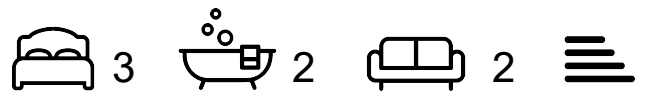
HERE TO GET *you* THERE



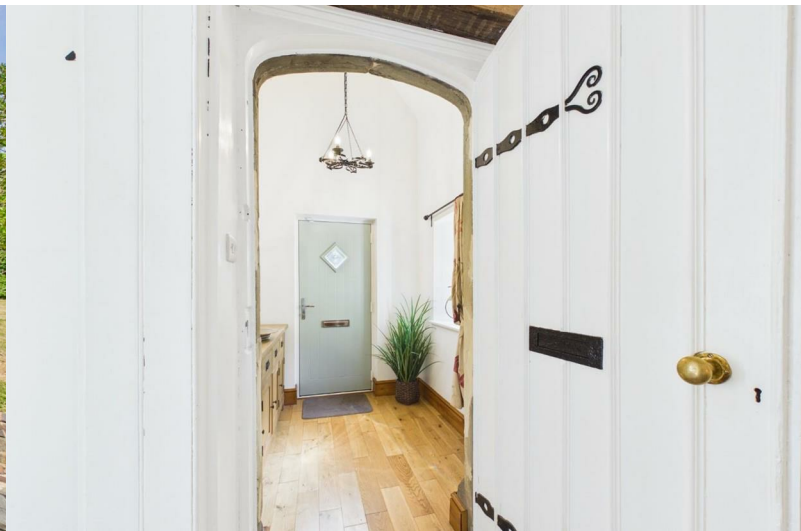
## Thornbury Road

Thornbury, Bristol, BS35 3JB

Asking Price £595,000



Council Tax: E





# North Lodge Thornbury Road

Thornbury, Bristol, BS35 3JB

Asking Price £595,000



A welcoming entrance hall leads to an elegant reception room at the front of the property, where a beautiful feature fireplace creates a cosy focal point. A charming window seat provides the perfect spot to relax with a book or enjoy a morning coffee, adding to the character and warmth of the room. To the rear, a second spacious reception room enjoys a delightful outlook over the extensive rear garden, making it an ideal family room or entertaining space. The kitchen sits centrally within the home and is complemented by a separate sun room/utility, offering additional practical space and a pleasant connection to the garden.

The property offers three well-proportioned bedrooms, with the generous principal bedroom benefiting from its own en-suite shower room. The remaining two bedrooms are served by a spacious family bathroom, making the layout ideal for families, downsizers or those seeking the ease of single-storey living.

Outside, the home continues to impress with an exceptionally large and mature rear garden, providing a wonderful setting for entertaining, gardening or simply enjoying the peaceful surroundings. To the front, a substantial driveway offers off-road parking for five or more vehicles and leads to a detached double garage, ideal for secure parking, storage or workshop space.

Situated on Thornbury Road, the property enjoys easy access to Thornbury's thriving High Street, offering a fantastic selection of independent shops, cafés, restaurants, supermarkets and everyday amenities. The town also benefits from highly regarded schools, leisure facilities and picturesque countryside walks, while the nearby M5 motorway provides excellent commuting links to Bristol, Gloucester and Cheltenham. Bristol Parkway railway station is also within easy reach, offering direct services to London.

Combining period charm with generous living accommodation, extensive gardens and excellent parking, North Lodge offers a rare opportunity to acquire a truly special home in one of Thornbury's most desirable locations. Early viewing is highly recommended.

"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



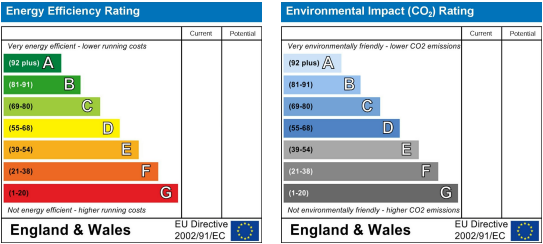
Floor Plan



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.