

HUNTERS®

HERE TO GET *you* THERE



Badger Road

Thornbury, Bristol, BS35 1AB

£525,000



Council Tax: E



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A welcoming entrance hall creates an excellent first impression and provides access to a useful downstairs cloakroom, generous understairs storage and the separate utility room, offering additional storage, space for freestanding appliances. To the front of the home is a bright and spacious lounge, enhanced by a large bay window that fills the room with natural light.

To the rear of the property is the impressive open-plan kitchen and dining room, fitted with a stylish range of contemporary wall and base units, integrated appliances and generous worktop space. The dining area comfortably accommodates a family-sized table, creating the perfect setting for both everyday living and entertaining, with views and access out to the beautifully landscaped rear garden.

Upstairs, the property offers four well-proportioned bedrooms. The spacious principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the second bedroom also enjoys the convenience of its own en-suite and built-in storage, making it ideal for guests or older children. Bedrooms three and four are both generously sized and are served by the contemporary family bathroom.

Outside, the enclosed rear garden has been thoughtfully landscaped to create a fantastic space for relaxing and entertaining. A generous patio leads onto a lawn and a high-quality composite decking area, providing the perfect spot for outdoor seating and dining. The composite decking benefits from a manufacturer's guarantee, offering both durability and peace of mind. A private driveway provides off-road parking for multiple vehicles and leads to the single garage.

Thornbury is a highly desirable market town offering an excellent range of independent shops, supermarkets, cafés, restaurants and pubs, along with highly regarded

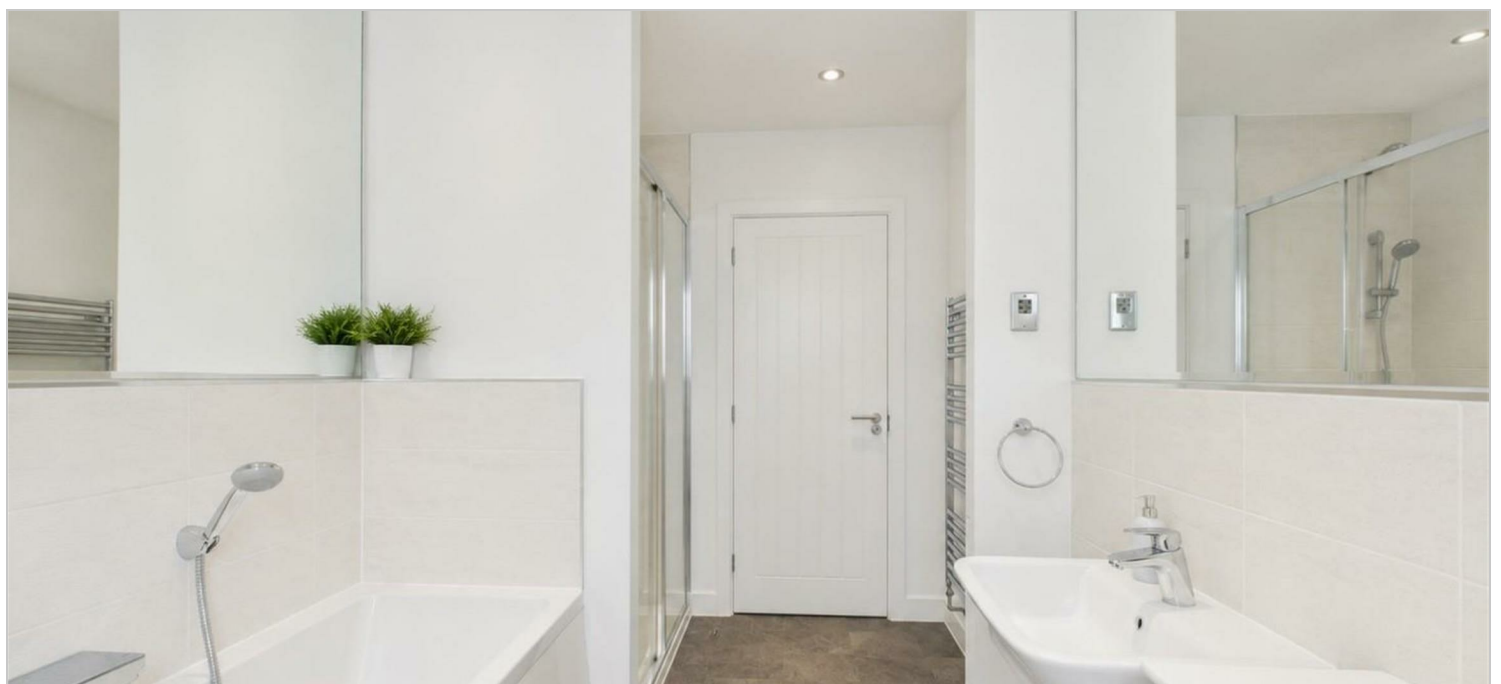
primary and secondary schools. The town also benefits from beautiful parks, leisure facilities, Thornbury Golf Centre and the historic Thornbury Castle. Excellent transport links via the M5 motorway provide easy access to Bristol, Gloucester and Cheltenham, while Bristol Parkway railway station offers direct services to London Paddington, making Thornbury an ideal location for commuters.

Offering generous living space, a practical layout and an enviable location, this exceptional detached family home is ready for its next owners to move straight in and enjoy.

Tenure Type: Freehold

Council Tax Banding; South Gloucestershire E

HMRC changes have put a much greater emphasis on the importance of both buyers and 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, Hunters 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 purchase.



Road Map



Hybrid Map



Terrain Map



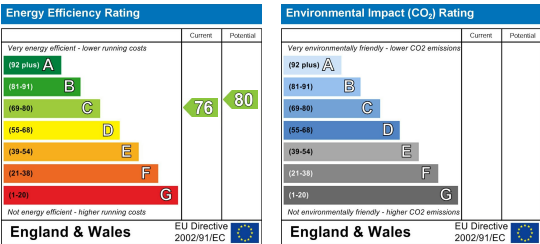
Floor Plan



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.