

HUNTERS®

HERE TO GET *you* THERE



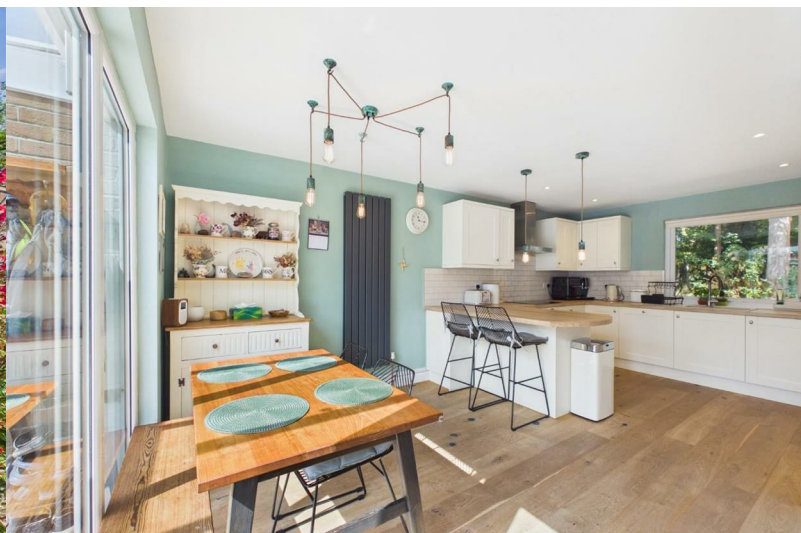
Park Road

Thornbury, Bristol, BS35 1HN

£375,000

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Council Tax: D



10 Park Road

Thornbury, Bristol, BS35 1HN

£375,000



The works carried out since 2018 are particularly comprehensive and include a full electrical re-wire, replacement switches, sockets and lighting, a completely new central heating system including boiler, radiators and pipework, new windows throughout, a composite front door and new internal doors. The garage has also been connected to the mains electricity supply, while an EV charging point, outdoor sensor lighting and a burglar alarm have been installed.

Further improvements include re-plastering throughout, a new staircase with useful understairs storage, a new garage roof and substantial improvements to the loft, which has been insulated and boarded and benefits from a new access hatch and ladder.

Stepping inside, the generous proportions of the house are immediately apparent. The entrance hall provides useful built-in storage, with further storage beneath the replacement staircase and a convenient downstairs WC, which has also been refitted.

To the left is the impressive lounge, extending the full length of the property and providing plenty of room for both relaxing and entertaining. Double doors at the rear open directly onto the garden, bringing in plenty of natural light and creating an easy connection between the house and outside space.

On the opposite side is the spacious refitted kitchen/dining room, fitted with a range of units, integrated appliances and a breakfast bar, with ample space for a dining table. From here, the accommodation continues into a useful rear porch/sunroom, added during the current ownership and currently providing practical space for coats, boots and additional storage, with access out to the rear garden.

The improvements continue through the finishes, with engineered oak flooring to the ground floor, carpeting upstairs and redecoration following the extensive replastering works.

Upstairs, a particularly large and bright landing is enhanced by a generous window which floods the central part of the first floor with natural light. The loft has also been upgraded with additional insulation, boarding and improved access via a new hatch and ladder, providing valuable storage space.

There are three well-proportioned bedrooms, with bedrooms two and three having been reconfigured to create two rooms of equal size. The impressive principal bedroom benefits from fitted wardrobes and

its own fully refitted en-suite shower room.

A separate refitted family bathroom is positioned off the landing. Both the family bathroom and en-suite benefit from underfloor heating, heated towel rails and windows providing natural light and ventilation.

Further comfort is provided by two air-conditioning units upstairs, offering cooling, heating and dehumidifying functions and providing a particularly welcome addition throughout the warmer months.

Outside, both the front and rear gardens have been landscaped. The rear garden is predominantly laid to lawn, with a patio area providing space for outdoor seating and mature planting towards the rear. Rear access leads conveniently to the property's parking and single garage, which benefits from a replacement roof and mains electricity supply, while the addition of an EV charger is ideal for electric vehicle owners.

Offering considerably more space than might first be expected from a traditional three-bedroom terrace, this is a versatile and extensively renovated family home where much of the hard work has already been done. From the full re-wire, new heating system, windows, kitchen and bathrooms to the replastering, flooring, loft improvements and landscaped gardens, the scale of investment made since 2018 is extensive.

With generous living accommodation, excellent bedroom sizes, two bathrooms, a garage, parking, EV charging and a pleasant rear garden, 10 Park Road is a home that really needs to be viewed internally to fully appreciate both the space on offer and the extent of the improvements that have been made.



Road Map



Hybrid Map



Terrain Map



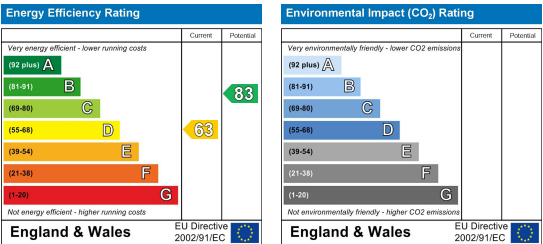
Floor Plan



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.