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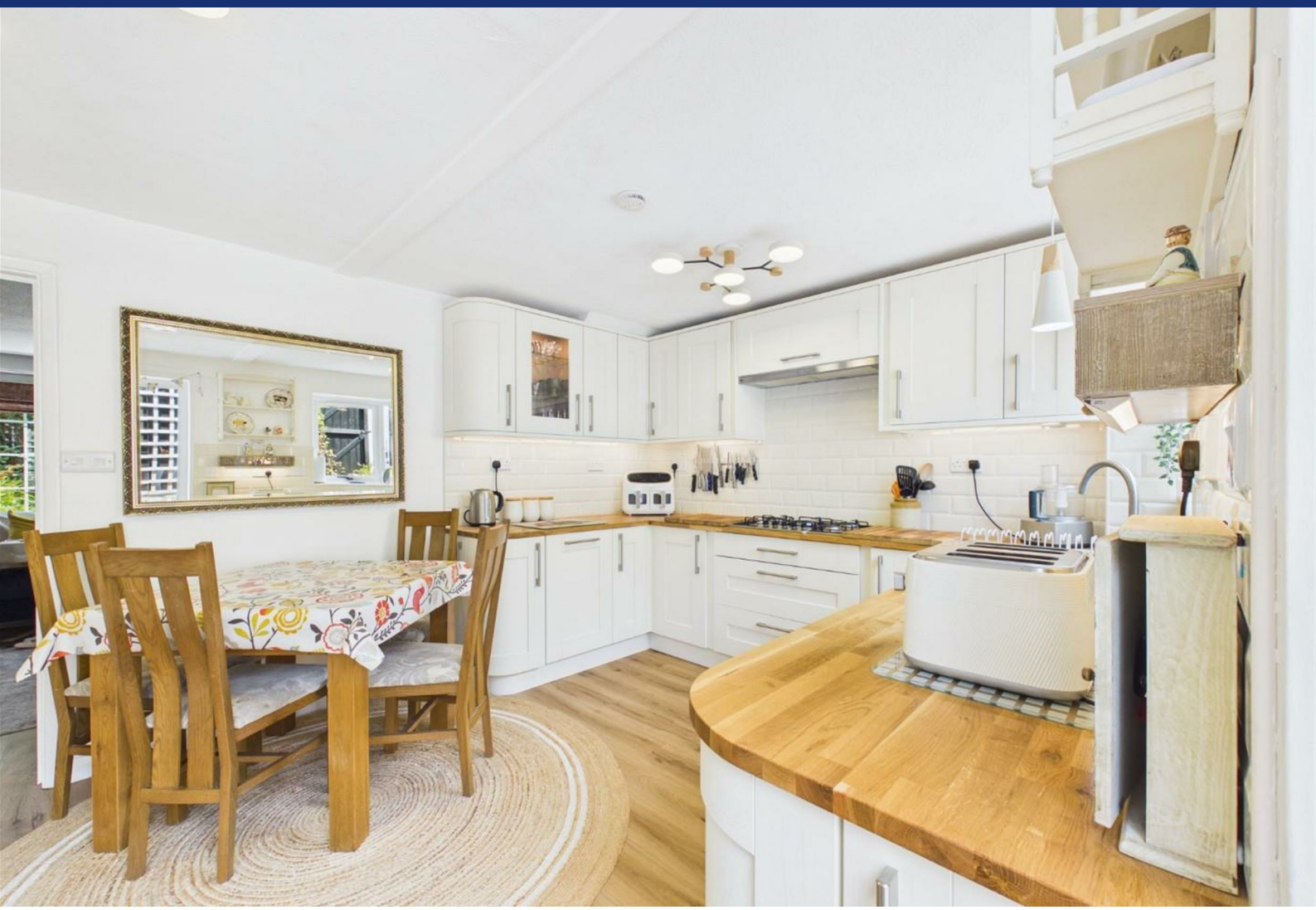

# Kempton Close

Thornbury, Bristol, BS35 1SL

Asking Price £335,000

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Council Tax:

# 15 Kempton Close

## Thornbury, Bristol, BS35 1SL

## Asking Price £335,000

The welcoming entrance hall has been enhanced by a front extension, completed last year, providing a useful coat and boot area along with a contemporary downstairs cloakroom fitted with a WC and wash hand basin. The spacious living room offers a warm and inviting atmosphere, complemented by a bespoke media wall creating an excellent focal point for family evenings. A generous understairs storage cupboard, accessed from the living room, provides excellent space for everyday household storage.

To the rear, the home has been transformed by removing the dividing wall to create a fantastic open-plan kitchen/dining room, creating a bright and sociable space perfect for modern family living. The contemporary kitchen has been thoughtfully designed with an excellent range of wall and base units, offering an abundance of storage, generous worktop space and a comprehensive selection of integrated appliances, providing both style and practicality. The dining area comfortably accommodates a family dining table, making it an ideal space for everyday life and entertaining alike.

Upstairs, there are three well-proportioned bedrooms. The generous principal bedroom enjoys a lovely outlook across mature trees opposite, creating a peaceful setting. The second bedroom is currently arranged as a home office but comfortably accommodates a double bed if required (photos have been doct of 2nd bed to show as bedroom). The third bedroom is also larger than expected, currently housing a double bed as shown in the photographs, and benefits from excellent built-in storage over the stairs. Completing the first floor is a beautifully refitted family bathroom finished to a high standard.

The current owners have continued to invest in the property throughout their ownership, including replacement windows installed in 2023, a new boiler within the last two years, updated consumer unit, replacement gutters and soffits, with a current gas safety and electric certificate also available for added peace of mind.

Outside, the property enjoys a private, enclosed rear garden with a patio seating area, providing an ideal space for relaxing and entertaining. To the front is a mature garden overlooking a pleasant pedestrian walkway lined with established trees, offering a particularly attractive setting during the summer months. A private driveway provides off-road parking next to single garage (parking has been extended to fit larger vehicles)

Thornbury is a thriving market town offering an excellent range of independent shops, supermarkets, cafés, restaurants and traditional pubs. The historic High Street is approximately a 15-minute walk away via the attractive tree-lined walkway opposite the property. Families are well served by highly regarded primary and secondary schools, while commuters benefit from excellent road links via the M4 and M5 motorways, regular bus services to Bristol and the surrounding areas, and nearby Bristol Parkway railway station providing direct services to London, South Wales and beyond.

This is a superb opportunity to purchase a thoughtfully modernised family home in a sought-after location, where all of the major improvements have already been completed to an excellent standard.

‘’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’’

Tenure: Freehold
Council Tax: C

Tel: 01454 411522

## Road Map

## Hybrid Map

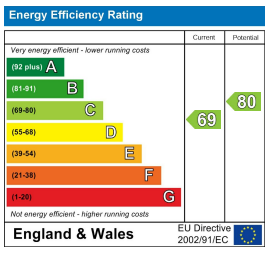
## Terrain Map

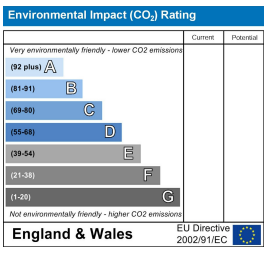
## Floor Plan

## 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.

57 High Street, Thornbury, Bristol, BS35 2AP
Tel: 01454 411522 Email: thornbury@hunters.com https://www.hunters.com