

HUNTERS®

HERE TO GET *you* THERE



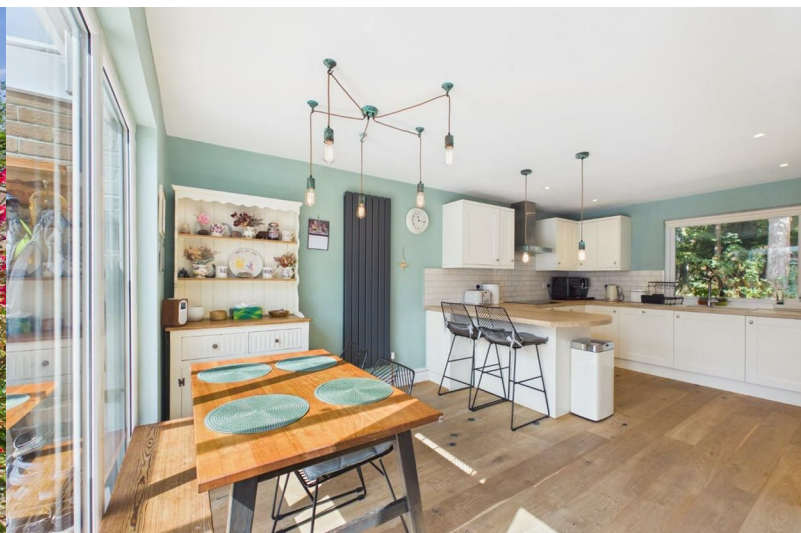
Park Road

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.



Manorbrook Primary School

Gloucester Rd

Castle St

Google / Copernicus, Maxar Technologies

A map snippet from Google Maps showing a location in Thornbury, Ontario, Canada. An orange location pin is placed on a road. The map includes labels for 'Morton' to the northeast and 'Kingston Ln' to the southwest of the pin. The word 'Thornbury' is prominently displayed below the pin. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

		Approximate total area⁽¹⁾ 113.9 m²
Floor 0 Building 1	Floor 1 Building 1	
		(1) Excluding balconies and terraces
Floor 0 Building 2		Reduced headroom ----- Below 1.5 m
		Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
		GIRAFFE 360

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2010/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	(81-91)		
C	(69-40)		
D	(55-48)		
E	(39-54)		
F	(21-38)		
G	(1-28)		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2010/EC

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