

HUNTERS®

HERE TO GET *you* THERE



Harvest Way

Thornbury, BS35 1AL

£515,000



Council Tax: E



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Located within the popular market town of Thornbury, this delightful detached house on Harvest Way offers a perfect blend of comfort and convenience. With a generous living space of 1,439 square feet, this property is ideal for families seeking a spacious home. Boasting four well-proportioned bedrooms, this residence provides ample room for relaxation and privacy. Each bedroom is designed to create a warm and inviting atmosphere, making it easy to unwind after a long day. The layout of the house ensures that there is plenty of natural light throughout, enhancing the overall sense of space.

The property also features a garage and parking adding to the convenience of daily living. Located in a friendly neighbourhood, residents can enjoy the benefits of local amenities, schools, and parks, all within easy reach. This home is not just a place to live; it is a sanctuary where memories can be made. Whether you are entertaining guests or enjoying quiet family evenings, this house on Harvest Way is sure to meet your needs. Do not miss the opportunity to make this wonderful property your own.

Entrance

Via tiled canopy porch to obscure double glazed front door opening to:

Hallway

Useful storage cupboard, staircase rising to first floor. Radiator.

Cloakroom

W.C, wash hand basin, extract fan and radiator.

Study

7'4" x 7'0" (2.26m x 2.15m)

Double glazed window to front. Radiator

Lounge

16'5" x 12'2" (5.02m x 3.73m)

Double glazed bay window to front. EV & Virgin media sockets. 2 Radiators.

Dining Room

10'7" x 8'8" (3.24m x 2.65m)

UPVC double glazed French doors to rear. Radiator.

Kitchen/Diner

16'6" x 16'0" (5.04m x 4.90m)

UPVC double glazed windows and French doors to rear. Large understairs storage cupboard. Range of various floor and wall units with contrasting worksurfaces incorporating stainless steel single drainer sink unit, integrated AEG electric oven with 4 ring gas hob and extractor fan, fridge/freezer dishwasher and wine chiller. 2 Radiators.

Utility Room

5'5" x 5'2" (1.66m x 1.58m)

Obscure double glazed door to side. Floor and wall units with cupboard housing gas central heating boiler, integrated washer/dryer. Radiator.

Landing

Access to loft, large airing cupboard incorporating hot water tank. Radiator.

Bedroom 1

12'7" x 11'8" (3.85m x 3.56m)

Double glazed windows to both front and side. Built in wardrobes. Radiator.

Ensuite

8'0" x 5'2" (2.46m x 1.59m)

WC, wash hand basin and tiled shower enclosure, extractor fan. Radiator.

Tel: 01454 411522

Bedroom 2

14'2" x 12'3" (4.34m x 3.75)

Double glazed window to front, built in wardrobes. Radiator.

Bedroom 3

10'9".22'11" x 10'4" (3.3.7m x 3.15m)

UPVC double glazed window to rear, built in wardrobe. Radiator.

Bedroom 4

9'10" x 9'8" (3.014m x 2.96m)

UPVC double glazed window to rear. Built in wardrobe. Radiator.

Bathroom

6'11" x 5'6" (2.13m x 1.69m)

Obscure UPVC double glazed window to rear, white WC, wash hand basin with tiled walls and shower attachment. Radiator.

Front Garden

Open plan lawn with established shrub hedging.

Rear Garden

Small established level lawn with paved patio and rear gate giving access to garage.

Garage

Single detached up and over door, power and light.

Parking

Hardstanding for 1 vehicle in front of garage

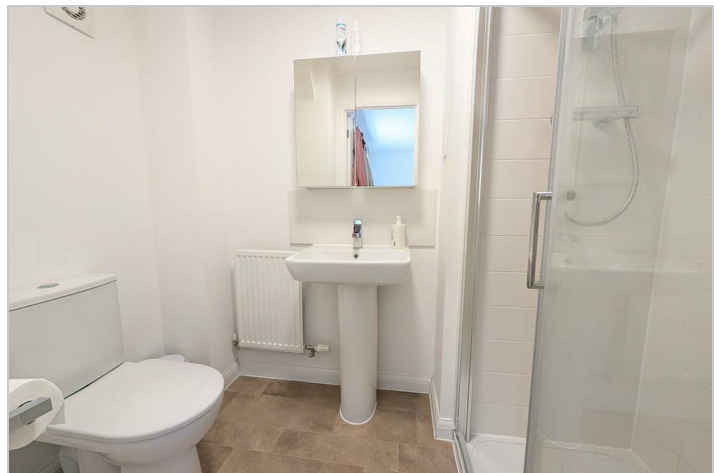
Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; E

Anti Money Laundering Paragraph

"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



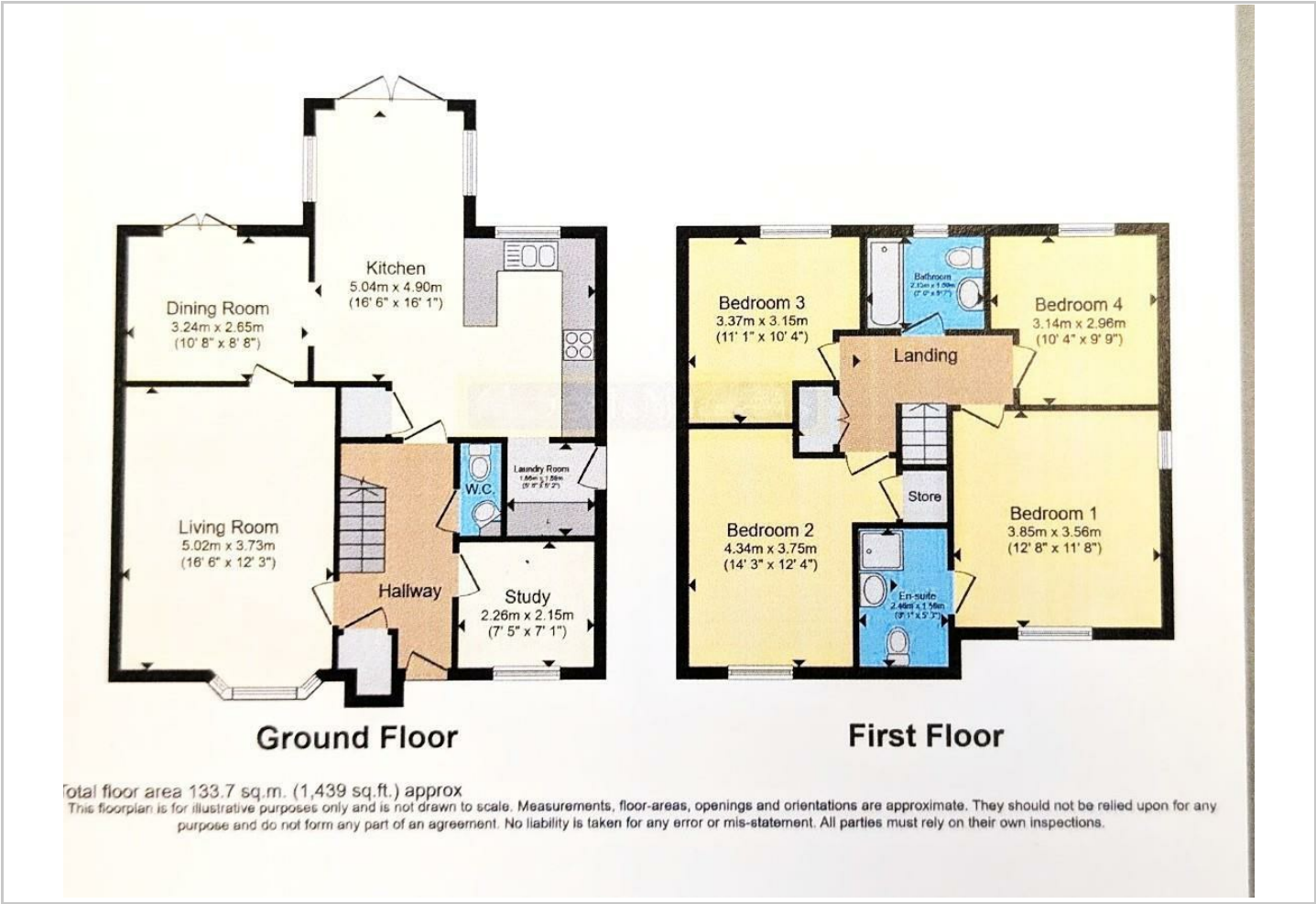
Hybrid Map



Terrain Map



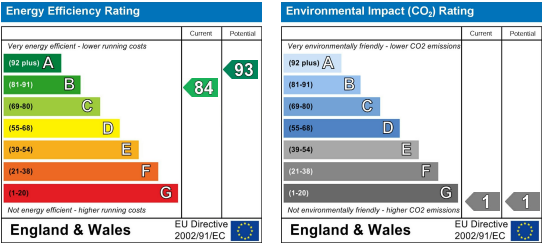
Floor Plan



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.