



**HUNTERS®**  
HERE TO GET *you* THERE

**Prowse Close, Thornbury, Bristol | £775,000**  
**Call us today on 01454 411522**



### 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.

Constructed by messers Crest Nicholson Circa 2001, this exceptional family home provides spacious accommodation that is bright, light and airy. Thoughtfully designed and tastefully extended, this distinctive property incorporates a wealth of features to incorporate a magnificent entrance reception with stunning galleried landing. Other features of worthy note include a large lounge with feature fireplace, separate dining room, study, utility, cloakroom and marvelous kitchen/diner that has been extended to create a fabulous area for entertaining. At first floor level there are four double bedrooms (master with en-suite) and super family bathroom. The easy to manage and very private south west facing rear garden has direct access to the double detached garage which also benefits from additional off street parking for a further two vehicles. Exceptionally well located for convenient access to Thornbury town center, this handsome home is finally complemented by both gas central and Upvc double glazing. "Viewings enthusiastically encouraged!"

#### Introduction

Constructed by messers Crest Nicholson Circa 2001, this exceptional family home provides spacious accommodation that is bright, light and airy. Thoughtfully designed and tastefully extended, this distinctive property incorporates a wealth of features to incorporate a magnificent entrance reception with stunning galleried landing. Other features of worthy note include a large lounge with feature fireplace, separate dining room, study, utility, cloakroom and marvelous kitchen/diner that has been extended to create a fabulous area for entertaining. At first floor level there are four double bedrooms (master with en-suite) and super family bathroom. The easy to manage and very private south west facing rear garden has direct access to the double detached garage which also benefits from additional off street parking for a further two vehicles. Exceptionally well located for convenient access to Thornbury town center, this handsome home is finally complemented by both gas central and Upvc double glazing. "Viewings enthusiastically encouraged!"

#### Entrance

Via security locking front door opening to

#### Porch

Double glazed windows to either side, part glazed door opening to

#### Reception Hallway

Cloaks cupboard, staircase rising to galleried landing. Useful under stairs storage cupboard, oak flooring and radiator

#### cloakroom

W.C, wash hand basin and radiator

#### Lounge

22'8" x 13'5"

Upvc double glazed window to front and double glazed French doors opening to decking at the rear. Feature fireplace incorporating wood burning stove. 2 x radiators

#### Dining room

10'8" x 10'4"

Upvc double glazed French doors to rear, oak floor, double doors opening to hallway. Radiator

#### Study

11'1" x 6'2"

Upvc double glazed window to front and radiator

#### Kitchen/diner

24'7" x 14'7"

This generous open plan area is perfect for families to enjoy, alternatively it would make the ideal space for entertaining. The rear section has been extended to incorporate a large bay with double glazed windows overlooking the rear and French doors opening to the garden. The vaulted ceiling with skylight in this section of the room create a spacious airy feel that add to the ambiance. There is a quality "Karndean" floor and an extensive range of units that have granite work surfaces and central workstation that incorporates a breakfast bar. There are a range of integral appliances to include a double bowl sink unit, two separate Neff ovens plus an additional Neff combi oven, five ring induction hob and extractor fan. 2 x Radiators

#### Utility Room

7'0" x 5'10"

Stable door to the side with range of floor and wall units incorporating single drainer sink unit with plumbing for washing machine. Radiator

#### Gallery landing

This stunning, bright, light and airy area makes a real statement. It has a Upvc double glazed window to the front, coved ceiling, central light with airing cupboard and radiator

#### Bedroom 1

13'7" x 11'2"

Upvc double glazed window with shutters to front. Two sets of double wardrobes and radiator

#### En-Suite

Obscure Upvc double glazed window to rear. White W.C, and

vanity unit incorporating wash hand basin, walk in shower enclosure with "Monsoon" shower head. Heated towel rail

#### Bedroom 2

14'7" x 9'3"

Upvc double glazed windows to rear. Built in sliding door wardrobe and radiator

#### Bedroom 3

11'2" x 11'1"

Upvc double glazed window with built in shutters to front. Radiator

#### Bedroom 4

11'3" x 8'11"

Upvc double glazed window with built in shutters to rear. Radiator

#### Family Bathroom

Obscure Upvc double glazed window to rear. White W.C, contemporary style double ended bath with central tap. Vanity unit incorporating wash hand basin, corner shower enclosure and radiator

#### Front Garden

Established shrub hedging

#### Rear Garden

Enclosed private south west facing garden that is laid to lawn with decking and feature slated area. Access via personal door to the rear of garage.

#### Double Garage

17'1" x 17'1"

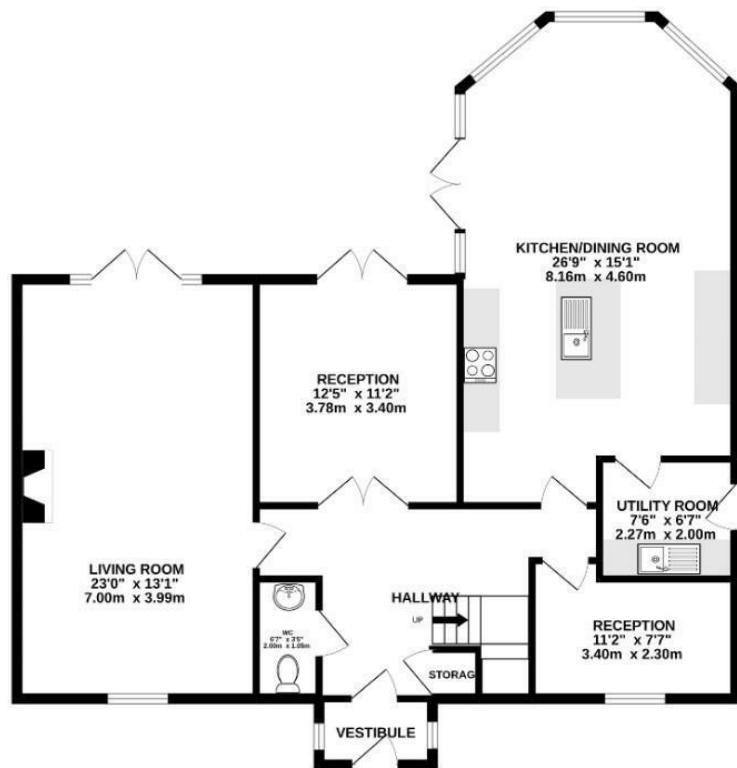
Double detached garage with dual up and over doors, power and light. Personel door to rear

#### Material Information - Thornbury

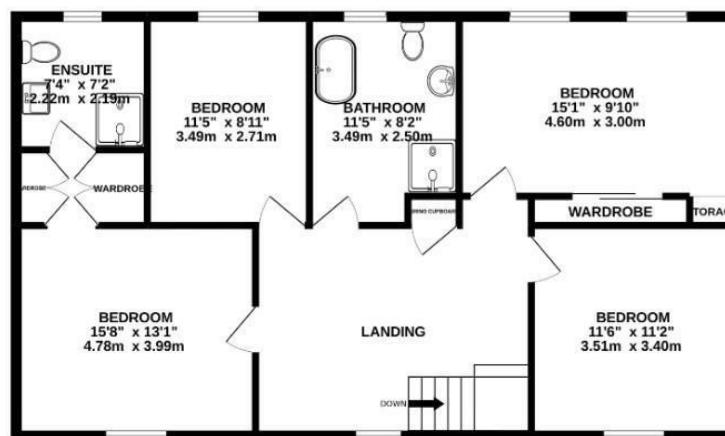
Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band F

GROUND FLOOR  
1119 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



DETACHED HOUSE

TOTAL FLOOR AREA: 2023 sq.ft. (188.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

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.

57 High Street, Thornbury, Bristol, BS35 2AP | 01454 411522  
| [thornbury@hunters.com](mailto:thornbury@hunters.com)

**HUNTERS**  
HERE TO GET *you* THERE