

# HUNTERS®

HERE TO GET *you* THERE



## Barley Fields

Thornbury, BS35 1AQ

£415,000



Council Tax: D



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Thornbury, BS35 1AQ

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## Introduction

This attractive, stone fronted semi detached townhouse enjoys a tremendous residential position facing directly onto open space at the front. Tastefully appointed throughout, this fabulous family home boasts a wealth of features to include; four bedrooms (master en-suite) gas central heating, Upvc double glazing and the remainder of a 10 year NHBC warranty. With French doors leading from the living room onto a private garden to the rear, we feel that this super home will be particularly appealing to the growing family in search of a home that is able to offer flexible and versatile accommodation.

## Entrance

Via attractive tiled canopy porch to security locking composite door that opens to

## Hallway

Staircase rising to first floor and radiator

## Cloakroom

W.C, wash hand basin and extractor fan. Radiator

## Kitchen

Upvc double glazed window to front. Range of various modern floor and wall units with contrasting work surfaces incorporating sink unit with mixer tap. Integral appliances to include gas hob with extractor hood over, electric oven, fridge, freezer and dishwasher. Radiator

## Lounge/diner

19'0" x 15'1" (5.80m x 4.60m)

Upvc double glazed window to side with Upvc double glazed doors and full length windows overlooking the garden to the rear. Radiator

## First Floor Landing

Access to three bedrooms and bathroom. staircase to second floor, airing cupboard and radiator

## Bedroom 2

14'9" x 8'7" (4.50m x 2.64m)

Upvc double glazed window to rear, built in sliding door wardrobe and radiator

## Bedroom 3

12'3" x 8'6" (3.75m x 2.60m)

Upvc double glazed window to front, built in sliding door wardrobe and radiator

## Bedroom 4

10'2" x 6'2" (3.10m x 1.90m)

Upvc double glazed window to rear and radiator

## Second Floor

## Master Bedroom

24'3" x 11'5" (7.40m x 3.48m)

Double glazed skylights to rear, range of built in wardrobes and radiator

## En -Suite

Upvc double glazed dormer window to front. Suite comprising W.C, wash hand basin and tiled shower enclosure. Heated towel rail

## Garage

Single garage with up and over door

## Parking

Hard standing on the driveway for an additional vehicle with further parking available

## Front Garden

Attractively planted with a variety of established shrubs and bushes

## Rear Garden

Enclosed level private garden with decked area and raised planters

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; D



## Road Map



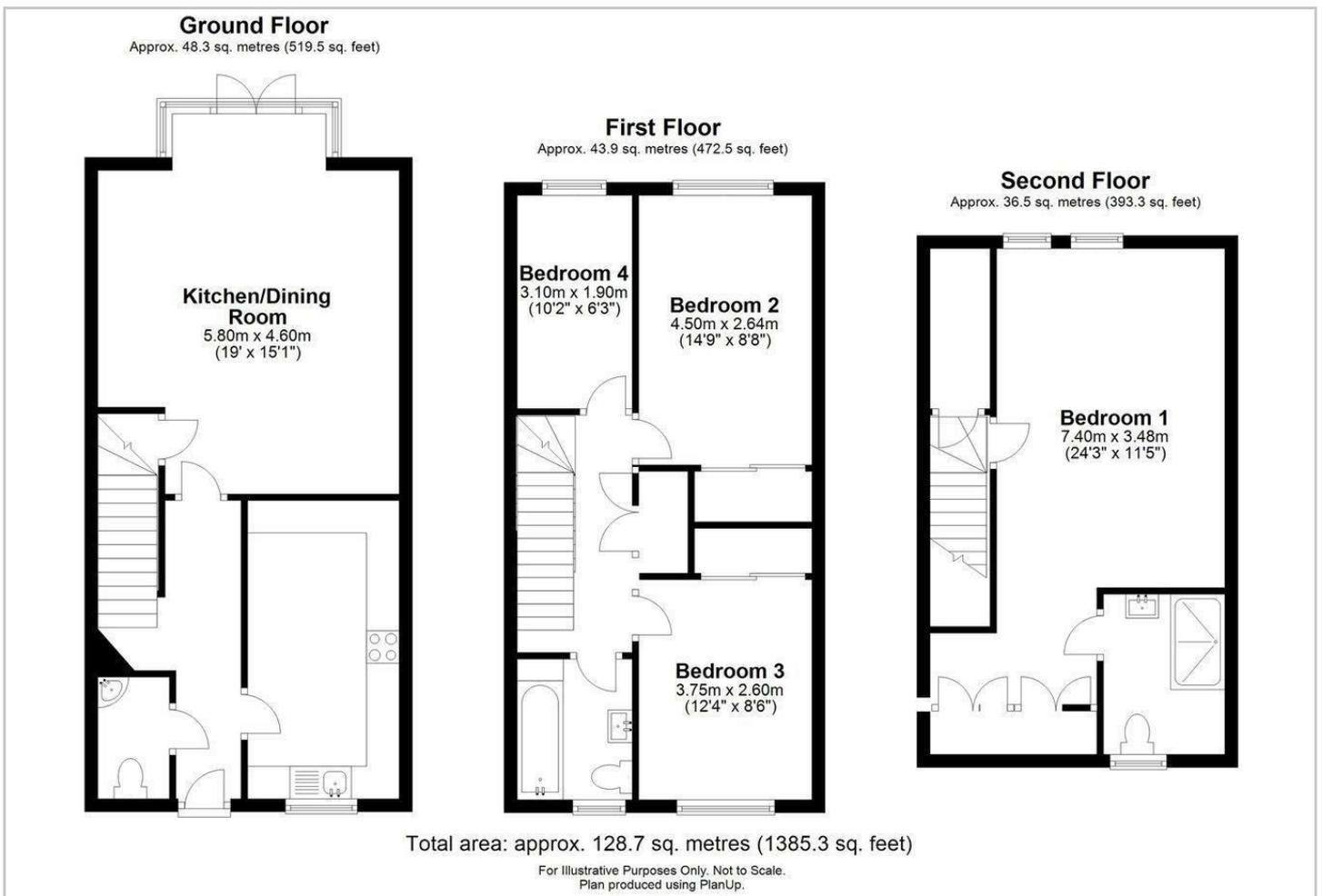
## Hybrid Map



## Terrain Map



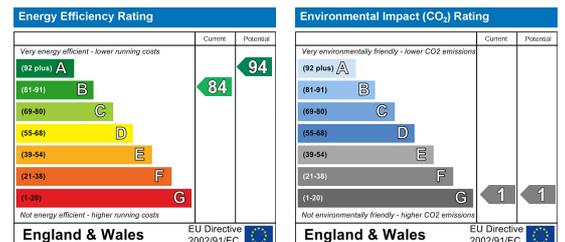
## Floor Plan



## 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.