



**Otter Way, Thornbury BS35 1AE**  
**Asking Price £535,000**



# Otter Way, Thornbury BS35 1AE

- Detached house
- Four double bedrooms
- Large kitchen/diner
- Dressing room and study
- Enclosed South facing rear garden
- EPC Rating: B85



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## Accommodation

The property is accessed via a helpful entrance hall that gives access to the well-proportioned ground floor accommodation and stairs to the first floor. The cloakroom comprises of a low-level WC and hand basin. Off the entrance hall you will also find the living room which is an excellent space with a large window that floods the room with light, in turn creating a homely feel. There are also French doors leading to the rear garden. The kitchen/diner is open plan and is made up of a range of wall and base units with an integrated fridge/freezer, dishwasher and an eye-level oven, there is an electric hob with an overhead extractor fan. The dining space is large and has French doors on to the South-facing rear garden, making it a great place to entertain. The utility room has a door leading to the rear garden and has space for a washing machine and tumble dryer. There is also an under the stairs storage cupboard. To the first floor you have three double bedrooms and the family bathroom. The master bedroom is a great size and benefits from a separate dressing room and en-suite. The en-suite comprises of low-level WC, hand basin, shower cubicle and heated towel rail. The dressing room has fitted wardrobes and ample storage, ideal for avid shoppers. The family bathroom comprises of bath with hand held shower, low-level WC, hand basin and heated towel rail. The second floor offers another double bedroom and a further dressing area. The versatile dressing area is currently being used as a study and has an en-suite and built-in wardrobes, the en-suite comprises of shower cubicle, low-level WC, hand basin and heated towel rail. It also benefits from another walk in cupboard.

## Outside

The front of the property is finished with a small lawn area, the lawn is enclosed to ensure maximum privacy. There is a driveway that can fit two vehicles comfortably. The South-facing rear garden is fully enclosed and mostly laid to lawn. There is a patio area that is great for alfresco dining. The rear garden provides access to the garage, which also has an up and over door to the front. Additionally, there is power and light within the garage.

## Location

The property is situated in the popular market town of Thornbury. Thornbury is North of Bristol and the nearby A38 provides direct links to Bristol and Gloucester, the town also provides access to junctions 14 and 15 of the M5. Whilst there is no train station within the town, Patchway is just a short drive providing easy links. The town offers a variety of local shops and eateries in the High Street whilst also benefitting from two large supermarkets. You can also keep it local by visiting the farmers markets that are held on the first and third Thursdays of every month between 9am and 1pm. Thornbury is a great family area benefitting from an array of musical and drama groups, sports clubs, scouts and air and sea cadets. Other facilities include the leisure centre, Thornbury golf club, Mundy playing fields and the skate park. There is also a historic side to Thornbury by way of a castle, the castle is now a hotel that provides delicious afternoon tea and is host to beautiful weddings. The castle has been home to some famous visitors including Henry VIII. Thornbury offers a good variety of educational establishments including a secondary school and sixth form. Finally, for those who enjoy a tipple, the 6 O'Clock gin distillery can be found in Thornbury where you can experience food and drink tours.

## Tenure, Services and Local Authority

Freehold.

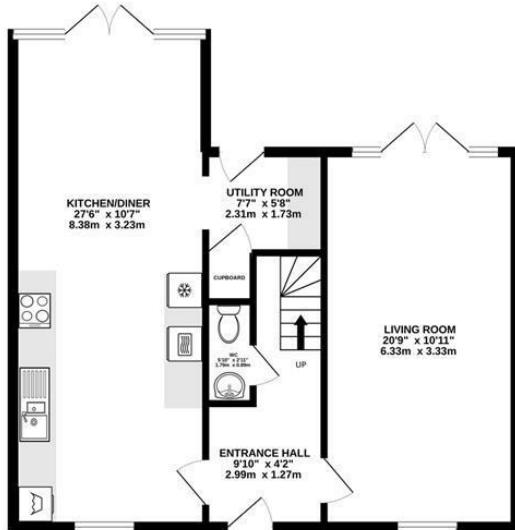
All mains services are believed to be connected to the property.

South Gloucestershire County Council, Tax Band E £2,623.39.

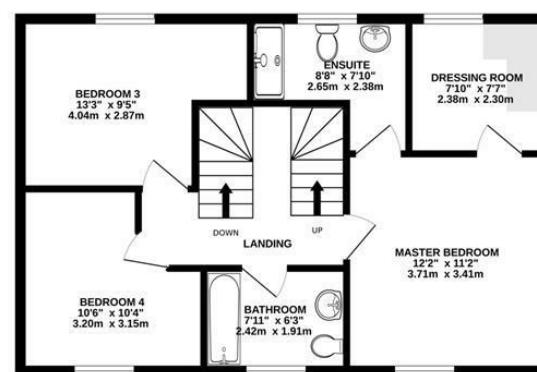
There is a maintenance charge of £150 per annum, this does vary occasionally and is reviewed every April.



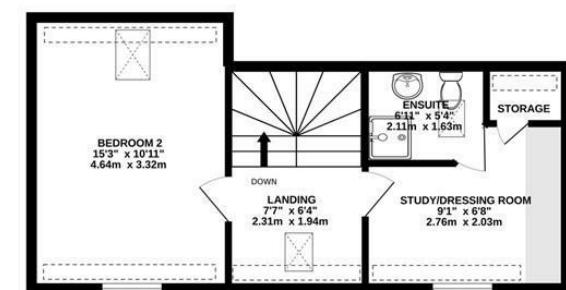
GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.4 sq.m.) approx.



2ND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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.

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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

