



## 36 THORNBURY DRIVE, UPHILL BS23 4YH

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### ASKING PRICE OF £485,000

**COOKE & CO**  
*your local property expert*

#### PROPERTY FEATURES

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- MASTER WITH ENSUITE
- DOWNSTAIRS WC
- UTILITY
- KITCHEN/DINER
- INTEGRAL GARAGE & PARKING
- GAS C/HEATING & D/GLAZING
- NO ONWARD CHAIN

# 36 THORNBURY DRIVE, UPHILL BS23 4YH 4 2 2 C

Cooke & Co are delighted to offer for sale this four bedroom detached family home pleasantly positioned on a quiet cul-de-sac in the sought after Uphill village. Ideally situated within walking distance of the beach, Uphill boatyard, local public houses, shops, and schools also boasting a nearby golf course. The property briefly comprises of four bedrooms, main bedroom with en-suite, bathroom, kitchen diner, utility, downstairs cloakroom, integral garage, double glazing, gas central heating, off road parking & enclosed rear spacious garden which is secure and well suited for families.

## FRONT OF HOUSE

Garden laid to lawn, driveway leading to garage, gated side access to rear of property

Part glazed door leading into hall

## ENTRANCE HALL

Stairs to first floor, radiator, door leading to lounge

## LOUNGE

12' 93" x 13' 81" (6.02m x 6.02m) Double glazed bay fronted window, radiator

## KITCHEN/DINER

10' 85" x 16' 22" (5.21m x 5.44m) Fully fitted kitchen with built in electric oven and gas hob, built in fridge. 1 1/2 bowl stainless steel inset sink. Large storage cupboard/larder and door leading to utility. Double glazed window to rear, radiator, wood effect vinyl flooring

French doors leading to rear garden

## UTILITY ROOM

Space for washing machine & dishwasher, stainless steel single sink drainer, radiator, door leading to integral garage, door leading to downstairs WC, part glazed door & window to rear, Viessmann boiler, access to roof void

## CLOAKROOM

Wash basin with vanity unit below, WC, heated towel rail, part tiled walls, obscure double glazed window to side

## BEDROOM ONE

Double glazed window to front, radiator, built in wardrobe/storage cupboard

## ENSUITE

Corner shower enclosure with mains with mains shower over, WC, corner wash basin, heated towel rail, part tiled walls, obscure double glazed window to front.

## BEDROOM TWO

9' 42" x 8' 77" (3.81m x 4.39m) Double glazed window to rear, radiator

## BEDROOM THREE

7' 83" x 13' 27" (4.24m x 4.65m) Double glazed window to front, radiator

## BEDROOM FOUR

6' 59" x 9' 12" (3.33m x 3.05m) Double glazed window to rear, radiator

## LANDING

Storage cupboard housing water tank, loft access

## BATHROOM

White suite comprising bath with mains shower over, wash basin, low level WC, heated towel rail, part tiled walls, double glazed obscure window to side

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## OUTSIDE

Rear garden part laid to patio slabs & lawn with a variety of shrubs to the borders, pond, shed, gated side access



**Council Tax:**  
Band E  
**Local Authority:**  
North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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