



ASKING PRICE

**£595,000**

**Pippen Drive**

Thornbury, BS35 1BX

## PROPERTY SUMMARY

Step through the welcoming entrance hallway and you'll find a handy downstairs cloakroom before arriving in the generous, light filled living room, the perfect spot to unwind. At the heart of the home lies the show stopping kitchen, dining and breakfast area, complete with sleek built in appliances, a stylish central island and bi fold doors that open straight onto the rear garden, blending indoor comfort with outdoor living. A practical utility room also offers direct garden access.

Upstairs, four beautifully proportioned double bedrooms await, including a fantastic principal bedroom with its own ensuite shower room and elegant fitted wardrobes. A chic, contemporary family bathroom serves the remaining rooms, and the landing provides access to a useful loft space.

Outside, the mature, well established rear garden creates a private haven, perfect for alfresco dining or simply soaking up the sunshine. To the front, a smart driveway provides parking for two vehicles, alongside an integral garage with power, plus the convenience of an EV charging point.

The property will be subject to an annual service charge. The exact amount per year / manangement company is to be confirmed.

4



2

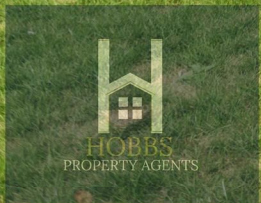


2



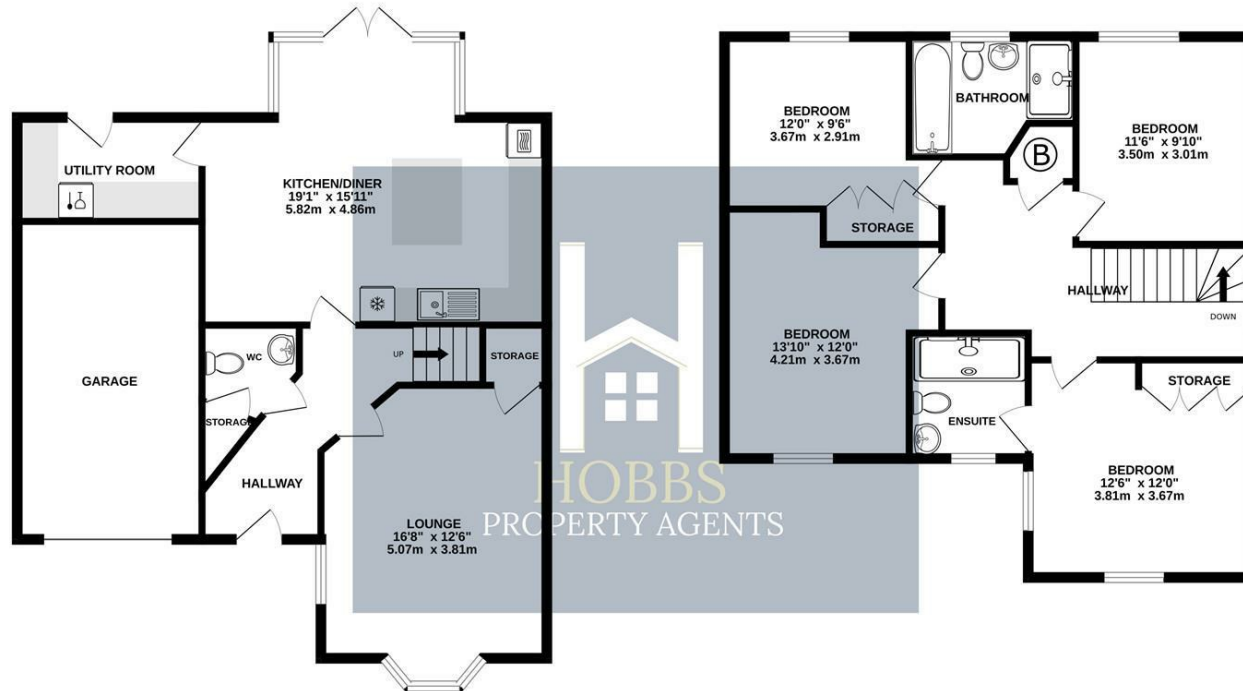






GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.

1ST FLOOR  
766 sq.ft. (71.2 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 ©2025

**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 93        |
| (81-91) <b>B</b>                            | 84                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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



## OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk