



## Asking Price £200,000

This three bedroom end terraced family home is situated within a popular cul-de-sac location and lies close to sought after primary and secondary schools, local amenities and Derriford Hospital. The accommodation on the ground floor comprises spacious entrance hallway with useful under stairs storage cupboard, separate lounge, kitchen and dining room. Upstairs there are three bedrooms, bathroom and separate wc. Further benefits include gas central heating, double glazing and a delightful enclosed south facing garden to the rear. Novahomes strongly recommend an early viewing to avoid disappointment.

## Dockray Close, Thornbury, PL6 8XD

### Ground Floor

#### Entrance Hall

Understairs storage cupboard, double radiator, stairs rising to the first-floor landing, uPVC double glazed door to the front, door to:

#### Lounge

**3.76m (12` 4") x 3.38m (11` 1")**

Two double glazed windows to the rear, double radiator, coving to ceiling.

#### Dining Room

**3.13m (10` 3") x 2.70m (8` 10")**

Full height uPVC double glazed window to the rear, double radiator, laminate flooring, coving to ceiling, uPVC double glazed door opening to the rear garden, through to:

#### Kitchen

**3.24m (10` 8") x 2.70m (8` 10")**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob, uPVC double glazed window to the front, built in storage cupboard, double radiator.

### First Floor

#### Landing

Built in airing cupboard. Door to:

#### Bedroom 1

**3.76m (12` 4") max x 3.48m (11` 5")**

UPVC double glazed window to the rear, built in range of wardrobes with sliding doors, double radiator, coving to ceiling.

#### Bedroom 2

**3.72m (12` 3") x 2.61m (8` 7")**

UPVC double glazed window to the rear, double radiator.

#### Bedroom 3

**2.65m (8` 8") x 1.93m (6` 4") max**

UPVC double glazed window to the front, double radiator.

#### Bathroom

Fitted with two-piece suite comprising panelled bath with fitted electric shower above, pedestal wash hand basin, tiled surround, uPVC obscure double-glazed window to the front, double radiator.

#### WC

UPVC obscure double-glazed window to the front, fitted with low-level WC, door to:

### Outside

#### Front

To the front of the property there is a lawned area with path leading to the main entrance and a useful brick storage shed which houses the wall mounted gas combination boiler which serves the domestic hot water and central heating system.

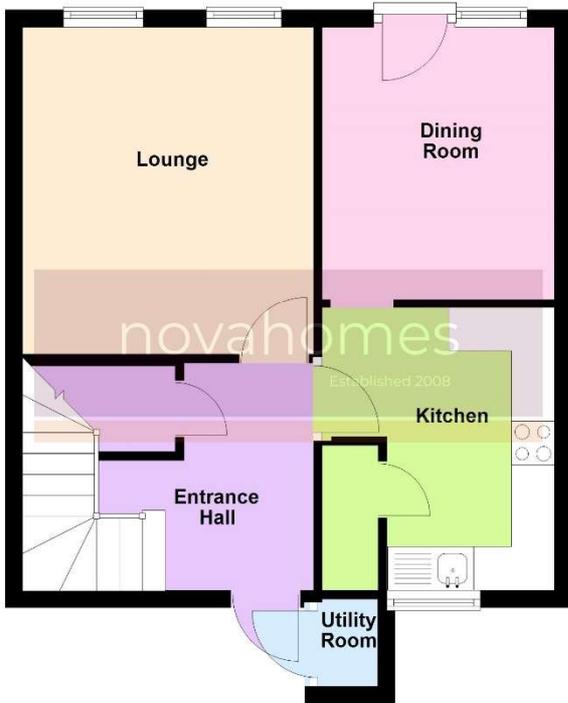
#### Rear

At the rear of the property there lies an enclosed south facing garden which is low maintenance for ease and has a paved patio area, stone chipped areas and a courtesy gate at the bottom.

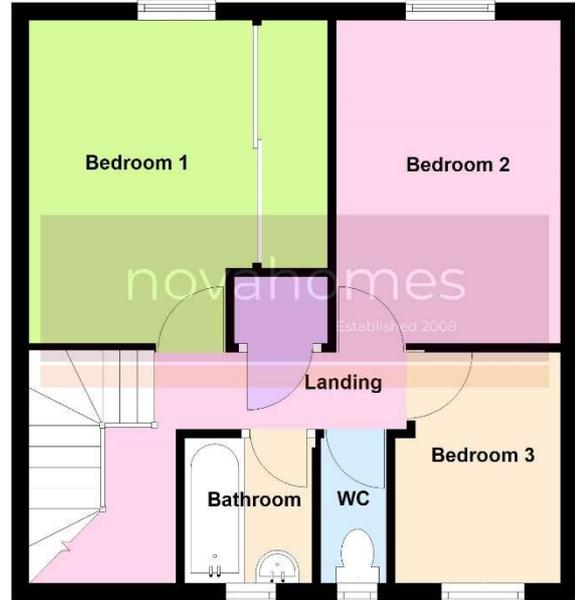




**Ground Floor**



**First Floor**



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

