



32 BROOKSIDE,  
PILL, BS20 0LA

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GOODMAN  
& LILLEY



# AN OPPORTUNITY TO ACQUIRE A SUBSTANTIAL THREE-BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC IN THE HEART OF THE POPULAR VILLAGE OF PILL.

In brief, the property comprises; entrance hall, spacious lounge/diner, kitchen/breakfast room, three bedrooms, shower room, lobby and cloakroom. Outside, The enclosed rear garden is of a generous size, predominantly laid to lawn with mature planted borders and expansive patio seating area positioned to take full advantage of the sun throughout the warm summer months. A driveway provides off-street parking for several vehicles leading up to the garage & substantial adjoining workshop.

Located in the heart of the popular village of Pill and within strolling distance to the local Crockerne Primary School and village shops, it's the ideal purchase for the growing family. Central Bristol is approximately eight miles away and the Clifton shops and restaurants even closer.

Goodman & Lilley anticipate a good degree of high interest due to the accommodation, location and generous rear garden. Call us today on 01275 430440/sales@goodmanlilley.co.uk and talk with one of our property professionals to arrange an internal inspection.

Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

## Accommodation Comprising:

### Entrance Hall

Secure front door and double glazed window combination opening to the entrance hall, boiler cupboard, housing wall mounted gas fired combination boiler serving heating system and domestic hot water, storage cupboard with hanging space & additional shelving, two radiators, wood laminate flooring, telephone point, access to roof space loft hatch, doors opening to all of the accommodation.

### Lounge/Diner

A generously proportioned room enjoying a dual aspect with uPVC double glazed windows to both the front and side aspects, coal effect gas fireplace set in marble surround, two double panel radiators, TV & telephone point, coving to ceiling.

### Kitchen/Breakfast Room

Fitted with a matching range of modern white fronted base, drawer and eye-level units with underlighting, worktop space over incorporating a matching breakfast bar, inset stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted eye-level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, radiator, vinyl flooring, coving to ceiling, secure door to lobby.

### Lobby

Ceramic tiled flooring, secure hardwood part glazed door to garden and secure uPVC door opening to the front of the property, door to:

### Cloakroom

Fitted with a two-piece white suite comprising; wash hand basin, low-level WC.

### Master Bedroom

uPVC double glazed window to rear, fitted with a range of wardrobes, double panel radiator, TV point, coving to ceiling.

### Bedroom Two

uPVC double glazed window to rear aspect, double panel radiator, wash hand basin, TV point.

### Bedroom Three

uPVC double glazed window to side aspect, double panel radiator, coving to ceiling.

### Shower Room

Fitted with three piece suite comprising; low-level WC, tiled shower enclosure with mains shower, vanity wash hand basin with cupboard under, full-height tiling to all walls, electric fan heater, radiator with heated towel rail.

### Outside

The front of the property provides off-street parking for several vehicles two vehicles leading to the garage, a pathway leads to the front of the property with the remainder of the frontage laid to lawn and enclosed low-level brick wall and planted borders.

The generous enclosed rear garden is the crowning feature to the property, laid predominantly to expansive level lawn with mature flowering shrubs and specimen trees occupying the borders. The garden enclosed by panelled fencing hedging with patio seating area abounding the rear elevation of the property providing the perfect entertaining space to dine with family and friends alfresco style or relax with a glass of wine during those warm summer months. A greenhouse is also located within the garden.

### Garage & Driveway

The garage is approached over a tarmac driveway providing off-road parking for at least two vehicles. The attached garage is accessed via an up and over door, connected with power and light connected, roof storage area, access to the workshop.

### Workshop

Extremely useful space for those requiring storage or hobbies with ample space. With power and light connected, uPVC double glazed window to rear, secure hardwood entrance door.

- Detached Family Bungalow
- 21' x 12' Lounge/Diner
- Generous Rear Garden
- Popular Village Location
- Three Double Bedrooms
- Garage & Workshop
- Quiet Cul-De-Sac
- Viewing Highly Advised



GUIDE PRICE £365,000



## Ground Floor

Approx. 116.7 sq. metres (1256.3 sq. feet)



Total area: approx. 116.7 sq. metres (1256.3 sq. feet)

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