



25 HARDWICK ROAD,
PILL, BS20 0DB

GOODMAN
& LILLEY



LOCATED IN A PRIME POSITION WITHIN THE HEART OF THE POPULAR VILLAGE OF PILL IS THIS EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME.

Set within strolling distance to the local Crockerne Primary School, Heywood Doctors Surgery and village shops, it's the ideal purchase for the growing family. Professional couples looking to escape the hustle and bustle of the city will be attracted to the ease of access to the motorway network & central Bristol approximately only 8 miles away with the trendy Clifton shops and bars even closer.

The light and airy accommodation, in brief comprises; entrance hall, dining room, kitchen, utility room, conservatory and bathroom to the ground floor, three well proportioned bedrooms occupy the first floor. Outside, the enclosed low maintenance rear garden enjoys a wonderful southerly orientation and is laid predominantly to patio and block paving providing various seating areas in which to enjoy the sun throughout the day, secure summerhouse, store room and workshop all with light and power connected, driveway to the front of the home provides off street parking for several vehicles enclosed by mature hedging to either side.

With a shortage of three double bedroom properties in the village with gardens of this size rarely available, Goodman & Lilley anticipate a good degree of interest, call one of our property professionals to arrange your appointment to view.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: Electric, Gas, Water, Mains Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Accommodation Comprising:

Entrance Hall

Secure uPVC double glazed front door opening to the entrance hall with doors opening to all principle rooms, stairs rising to the first floor landing, uPVC triple glazed window to front, understairs storage cupboard with wall mounted mounted gas boiler serving heating system and domestic hot water.

Dining Room

Ample space to position a dining room table and chairs, panel radiator, vinyl flooring, secure uPVC double glazed patio door to conservatory, open plan to kitchen.

Kitchen

Fitted with a matching range of modern red high gloss fronted base and eye level units with drawers and worktop space over, inset 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, freezer and dishwasher, space for range cooker with extractor hood over, uPVC triple glazed window to rear, double glazed velux window, panel radiator, vinyl flooring, recessed ceiling spotlights, door to:

Utility Room

Fitted with a matching range of modern red high gloss fronted base and eye level units, plumbing for washing machine, space for tumble dryer, uPVC triple glazed window to front, panel radiator, vinyl flooring, recessed ceiling spotlights, access to loft hatch.

Conservatory

uPVC construction with full height uPVC double glazed windows to all side and polycarbonate roof, double panel radiator, terracotta tiled flooring, secure uPVC double glazed french doors to garden.

Living Room

A light-filled room with a UPVC triple glazed window to rear, fireplace, panel radiator, TV & telephone points.

Family Bathroom

Fitted with three piece modern white suite comprising: deep panelled 'p' shaped bath with independent shower over and glass screen, wash hand basin in vanity unit with cupboards under and chrome mixer tap, low-level WC, tiled splashbacks, chrome heated towel rail, extractor fan, uPVC triple glazed window to front.

First Floor Landing

A generous landing providing a good circulation space with doors opening to all bedrooms, uPVC triple glazed window to front, access to roof space via loft hatch.

Master Bedroom

uPVC triple glazed window to rear, panel radiator.

Bedroom Two

uPVC triple glazed window to rear, built in storage cupboard, panel radiator.

Bedroom Three

UPVC triple glazed window to front, radiator.

Outside

The expansive south facing and low maintenance rear gardens are predominantly laid to patio and block paving providing various seating areas in which to enjoy the sun or entertain family and friends al fresco style, enclosed by mature hedging, summer house with power and light connected, outside cold water tap, secure gated access to side leads to the front of the home. Located to the rear of the garden are two secure outbuildings currently being used a store room and workshop which provide a wide variety of usages, including a home office or the potential to convert into further living space for teenagers to enjoy a secure and safe place to relax with their friends away from the main home.

Store Room

uPVC double glazed window to front, hardwood entrance door, power and light connected.

Workshop

Secure uPVC double glazed entrance door, power and light connected, hardwood glazed window to front,

Driveway

Driveway to the front of the home provides parking for a couple of vehicles with the opportunity to widen the drive to the left hand side of the home to create a further off street parking space.

- Semi Detached Family Home
- Extended Living Accommodation
- Popular Village Location
- Well Presented Throughout
- Three Bedrooms
- Workshop & Store Room
- Driveway With Parking For Two
- No Onward Chain

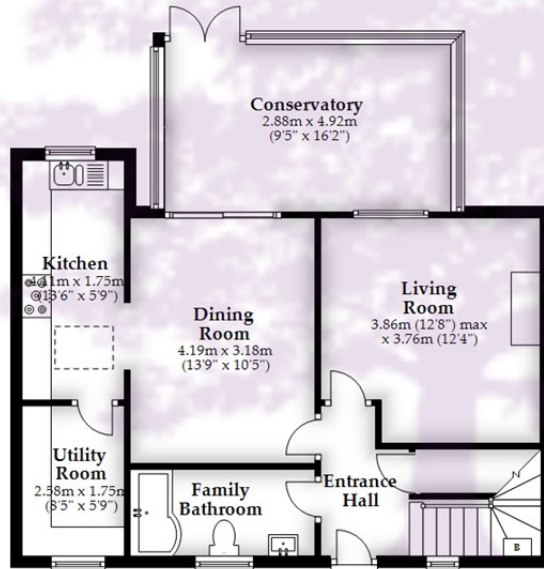


GUIDE PRICE £289,950



Ground Floor

Approx. 97.3 sq. metres (1047.7 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 138.7 sq. metres (1492.5 sq. feet)

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