



Severn View Road, £325,000

- Extended four-bedroom home
- South-facing with stunning views of the River Severn
- Excellent road links to Bristol, M4 and M5
- Open-plan kitchen/diner with underfloor heating
- En-suite Master bedroom
- Council Tax Band: C
- EPC Rating: D



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About the property

Situated in the sought-after semi-rural village of Woolaston, which has 2 pubs, a school, a pre-school, shop and post office, this beautifully extended four-bedroom home at Severn View Road offers a rare blend of space, style, and functionality-perfect for modern family living. Boasting a desirable south-facing orientation, the property enjoys incredible far-reaching views across the River Severn, best appreciated from the raised patio and open-plan living spaces.

The interior has been thoughtfully designed to maximise light and versatility, featuring a stunning open-plan kitchen/diner with roof lantern, underfloor heating, and wooden flooring throughout. The kitchen overlooks the large, well-fenced rear garden, complete with a vegetable plot and generous patio area-ideal for entertaining. A spacious living room, ground floor WC, three-piece shower room, utility room, and secondary utility area add further practicality. Upstairs, the property offers four bedrooms, including a master with en-suite, and a stylish four-piece family bathroom. Externally, the property benefits from off-road parking and a large rear garden backing onto open countryside. The elevated patio provides a private spot to enjoy the panoramic views. Located within easy commuting distance of Bristol, Cardiff, and the M48/M4 corridor, this home combines countryside charm with excellent connectivity.





Accommodation

Entrance Hall

W/C

5' 3" x 2' 6" (1.60m x 0.76m)

Sitting Room

13' 9" Max x 11' 6" Max (4.19m Max x 3.51m Max)

Beautifully decorated sitting room features integrated wardrobes and flu ready for log burner.

Kitchen/Diner

19' 3" Max x 18' 7" Max (5.87m Max x 5.66m Max)

Modern kitchen/diner featuring a central island with basin, oak affect countertops throughout, underfloor heating for year-round comfort. A stunning roof lantern floods the space with natural light, while french doors open onto raised deck - perfect for entertaining and indoor-outdoor living.

Utility

10' 4" x 5' 3" (3.15m x 1.60m)

Utility room with additional storage and basin for added convenience. Leads to downstairs bathroom.

Downstairs Bathroom

10' 3" x 5' 9" (3.12m x 1.75m)

3 piece downstairs bathroom adds convenience to family/multi living.

Bedroom 1

11' 7" Max x 10' 7" Max (3.53m Max x 3.23m Max)

The master bedroom features a 3 piece en-suite, integrated wardrobes and large window to the front elevation.

Bedroom 2

10' 6" Max x 8' 3" Max (3.20m Max x 2.51m Max)

The second bedroom has integrated storage and views looking out to the River Severn.

Bedroom 3

8' 11" x 7' 7" (2.72m x 2.31m)

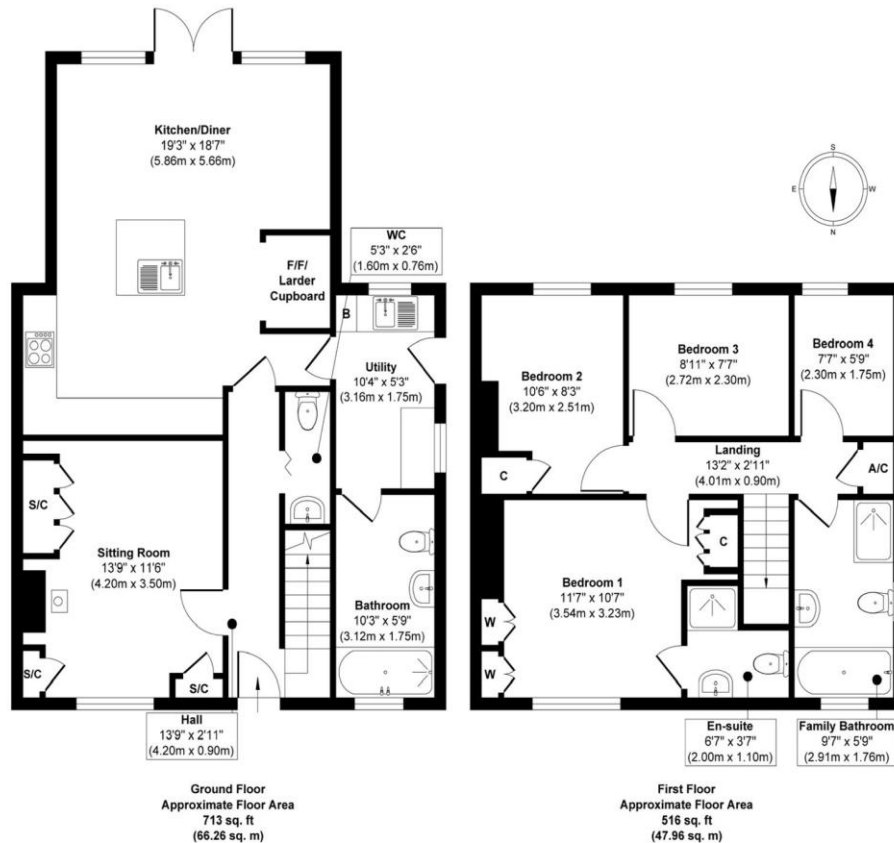
Bedroom 3 at the rear elevation promotes views over the garden and River Severn.

Bedroom 4

7' 7" x 5' 9" (2.31m x 1.75m)

Single bedroom situated to rear elevation.

Floorplan



Approx. Gross Internal Floor Area 1229 sq. ft / 114.22 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.