



ASKING PRICE

£359,950

Wick Road

Pilning, Bristol, BS35 4LT

PROPERTY SUMMARY

Upon entering the property, you are greeted by a bright and spacious hallway with stairs leading to the first floor. The ground floor offers flexible living space. The lounge is a great size but also offers a cosy retreat boasting a log burner. There is a playroom which could easily be utilised as a fourth bedroom or a home office. The heart of the home is the modern kitchen/diner, perfect for family meals and entertaining guests. There is a range of wall / base units along with space for all your appliances. The kitchen is complemented by a convenient utility room and a shower room, adding to the practicality of the property.

The first floor comprises three well-proportioned bedrooms. The master bedroom boasts ample storage space with built-in wardrobes, while the remaining bedrooms offer comfortable accommodation for a growing family. A contemporary family bathroom completes the first floor.

An added bonus of this family home is the second floor loft room which provides useful storage and can be used as an upstairs play room.

The property boasts a substantial rear garden which is mainly laid to lawn and is fully enclosed via fencing. This fantastic space is ideal for hosting gatherings with friends / family during the Summer months and has the added bonus of an outbuilding to the rear. This has the potential of being converted into a home gym or office and provides great storage. The front garden is also low maintenance and is mainly laid to lawn with a path leading to the front entrance.

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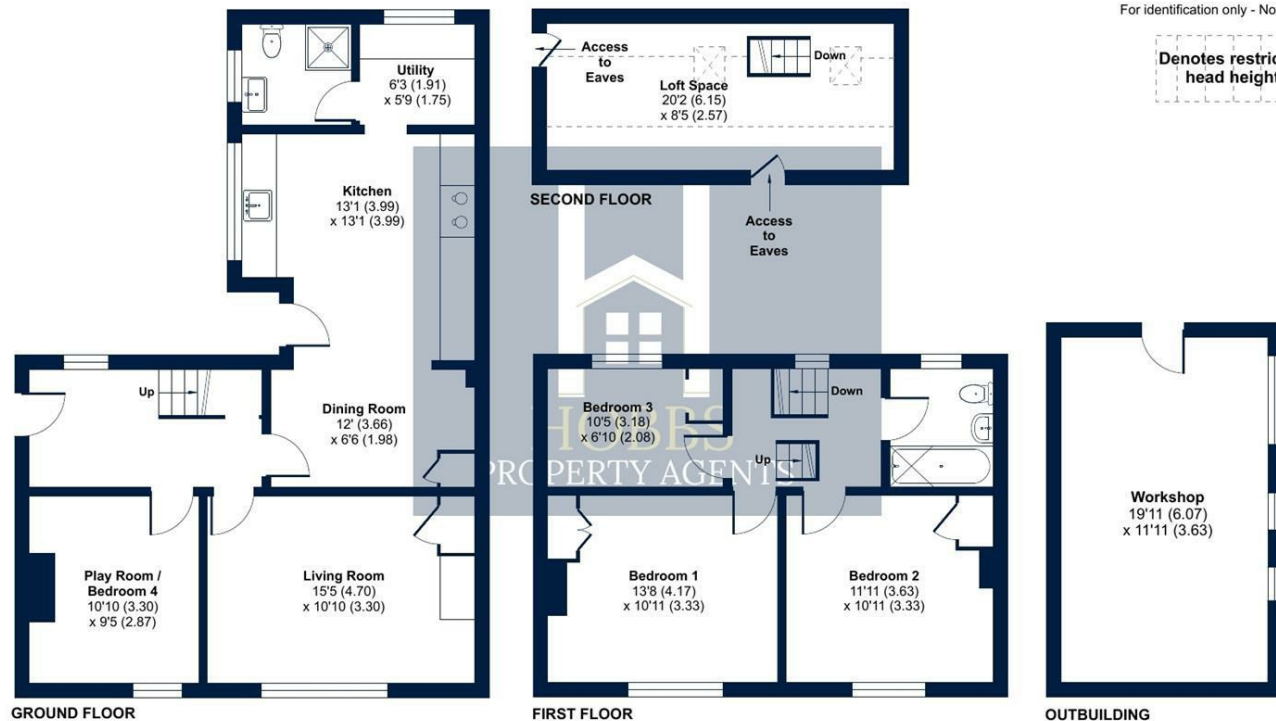


Wick Road, Pilning, Bristol, BS35

Approximate Area = 1272 sq ft / 118.1 sq m
 Limited Use Area(s) = 91 sq ft / 8.4 sq m
 Outbuilding = 240 sq ft / 22.2 sq m
 Total = 1603 sq ft / 148.7 sq m

For identification only - Not to scale

Denotes restricted head height



LOCAL AUTHORITY
 South Gloucestershire

TENURE
 Freehold

COUNCIL TAX BAND
 A

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hobbs Property Agents Limited. REF: 1118161



OFFICE DETAILS

01454 529 024
 sales@hobbspropertyagents.co.uk
 www.hobbspropertyagents.co.uk