



74 REDWICK ROAD,
PILNING, BS35 4LU

**GOODMAN
& LILLEY**



Porch

Entrance via uPVC double glazed entrance door, upvc double glazed windows to side, door leading into snug room

Snug

uPVC double glazed window to front aspect, feature fireplace with wood burner, stairs rising to first floor, radiator, opening into kitchen/dining room

Lounge

uPVC double glazed window to front aspect, feature fireplace with wood burner, radiator.

Kitchen/Diner

uPVC double glazed window to side aspect, upvc double glazed French doors leading into the rear garden, fitted with a range of wall and base units with worktops over. One and a half bowl sink unit with mixer tap over, built in double oven, built in electric ceramic hob with extractor fan over, integral dishwasher, integral drinks cooler, space for fridge freezer, radiator, doors leading to side hallway with doors into utility room and rear porch.

Utility Room/ WC

uPVC double glazed window, worksurface with space for washing machine and tumbledryer, low level WC

First Floor Landing

Doors leading to all rooms

Bedroom 1

uPVC double glazed window to rear aspect, storage cupboard, radiator, door leading to en-suite

En-suite

uPVC obscure double glazed window to side aspect, shower cubicle, pedestal wash hand basin, wc, heated towel rail.

Bedroom 2

uPVC double glazed window to front aspect, radiator.

Bathroom

velux roof window, bath with shower over, pedestal wash hand basin, low level wc, heated towel rail.

Bedroom 3

Two uPVC double glazed windows to front aspect, cupboard housing combination boiler, radiator.

Bedroom 4

uPVC double glazed window to rear aspect, radiator.

Gardens

Garden area to the front is enclosed by railings with gate leading to front door. The rear garden is fully enclosed with patio and gravel areas, raised flower bed, seating areas, storage shed.

Parking

Driveway to the side of the property providing off street parking for two vehicles.

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- 4 Bedroom Semi-Detached Cottage
 - 2 Reception Rooms
 - Close to all Motorway Links
 - Gas Heating and Double Glazing

- Beautiful Sunny Gardens
- Utility Room and WC
- Family Bathroom and En-Suite
- Parking to the Side for 2 Vehicles

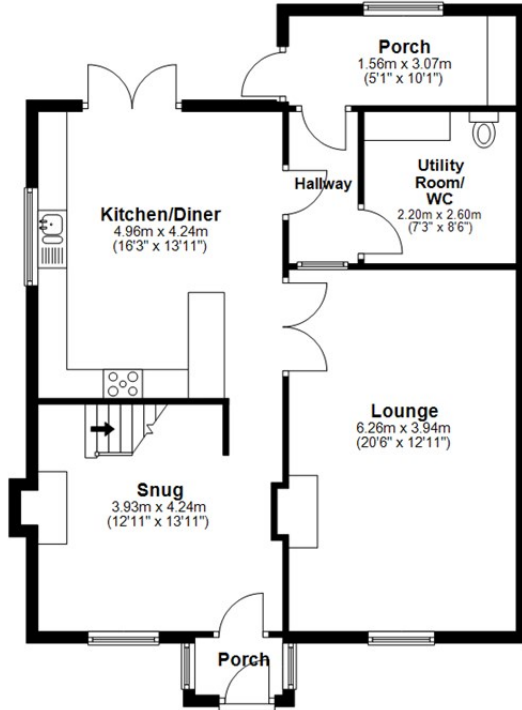


OFFERS IN EXCESS OF £500,000



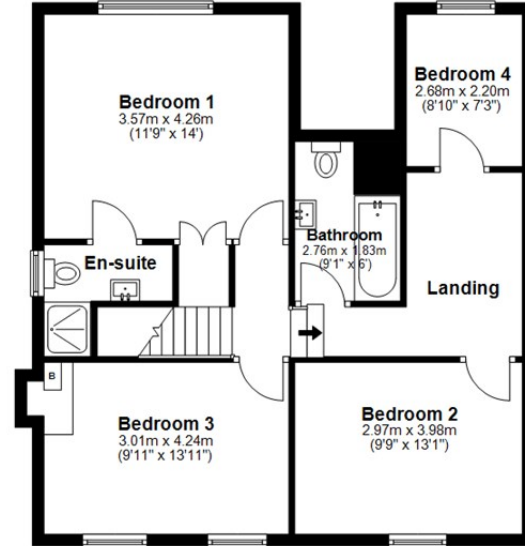
Ground Floor

Approx. 80.1 sq. metres (862.0 sq. feet)



First Floor

Approx. 70.9 sq. metres (763.6 sq. feet)



Total area: approx. 151.0 sq. metres (1625.6 sq. feet)

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