



9 LODWAY GARDENS,  
PILL, BS20 0DL

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**GOODMAN  
& LILLEY**











# 9 LODWAY GARDENS

PILL BS20 0DL

GUIDE PRICE  
£575,000

A golden opportunity to acquire a three bedroom detached bungalow situated within a highly desirable position at the end of a quiet cul-de-sac on the fringes of Pill/Easton-In-Gordano.

Located in the heart of the popular village of Pill and within strolling distance to the local Crockerne Primary School, doctors and village shops, it's the ideal purchase for the growing family or downsizing couple looking to enjoy retirement. Central Bristol is approximately eight miles away and the trendy Clifton shops and bars even closer.

In brief, the property comprises; entrance hall, living room, kitchen/breakfast room, utility room, home office, three double bedrooms, master with en-suite, and family bathroom. Externally, the property boasts delightful, private and mature front and rear gardens whilst the driveway provides off street parking for numerous vehicles.

Goodman & Lilley anticipate a good degree of strong interest due to its location and the accommodation on offer. 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: E

Services: All mains services connected.

## Accommodation Comprising:

- Detached Family Bungalow
- Approaching 1300 Sq Ft
- Large Driveway
- Three Double Bedrooms
- Owned Solar Panels
- Quiet Cul-De-Sac Position
- 20' x 12' Living/Dining Room
- South/East Facing Rear Garden
- Established Private Gardens

### Entrance Hall

Secure entrance door opening to entrance hall, airing cupboard housing wall-mounted gas fired Worcester Bosch boiler serving the heating system & hot water system, engineered timber flooring, radiator, access to fully-boarded roof space via loft hatch, doors opening to:

### Living/Dining Room

20'4 x 12'10

A generous, light-filled reception room with uPVC double glazed windows to side and front aspects, engineered timber flooring, gas living flame effect electric fireplace with marble effect surround, two double radiators, TV point.

### Kitchen/Breakfast Room

12'10 x 11'8

Fitted with a matching range of modern grey fronted base and eye-level units with Corian worktop space over, matching island unit with cupboards under, 1+1/2 bowl inset stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring induction hob with extractor hood over, fitted microwave, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, tiled flooring, door to:

### Utility Room

Fitted with a matching range of modern wood fronted base units with worktop space over, plumbing for washing machine, vertical radiator, full-height uPVC double glazed window to side,

uPVC double glazed window to front and rear, secure uPVC double door to garden, secure uPVC double glazed door to front, door to:

### Home Office

13'10" x 8'0"

uPVC double glazed windows to front and rear aspects, secure uPVC glazed door to rear garden, telephone & tv points.

### Master Bedroom

15'3 x 10'6

Two uPVC double glazed windows to rear and side aspects, double radiator, engineered timber flooring, TV point, door to:

### En-Suite Shower Room

Fitted with three piece modern white suite comprising; low-level WC, recessed tiled double shower enclosure with fitted shower, wash hand basin with cupboards under, mixer tap, full-height tiling to all walls, heated towel rail, extractor fan, uPVC obscure double glazed window to rear, double panel radiator, tiled flooring.

### Bedroom Two

13'5 x 11'11

uPVC double glazed window to front and side aspects, two fitted double wardrobes, double radiator, engineered timber flooring.

### Bedroom Three

10'1 x 7'10

uPVC double glazed window to front, radiator, engineered timber flooring.

### Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath with independent shower over and glass screen, wash hand basin with cupboards under and tiled splash backs, full-height tiling to 3/4 walls, heated towel rail, double radiator, extractor fan, uPVC obscure double glazed window to rear, tiled flooring.

### Outside

After the initial parking spaces the front of the property is laid to lawn with a feature fresh water pond, mature flower and shrub beds, ornamental tree and hedgerow and brick wall borders.

The rear garden is predominantly laid to lawn with patio pathway running adjacent to the rear elevation of the home, two further patio seating areas are located behind the garage and in the far corner of the garden offering the perfect space to dine al fresco in the summer months. You will also find two attractive flower and shrub beds, a sizeable storage shed, side access to the front, ornamental tree and mature deep rooted hedgerow borders which offer a great deal of seclusion and privacy.

### Driveway

The driveway provides off-road parking for numerous vehicles. The garage has been converted to a home office but could easily be converted back should you require a garage.











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## Ground Floor

Approx. 119.9 sq. metres (1290.1 sq. feet)



Total area: approx. 119.9 sq. metres (1290.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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