



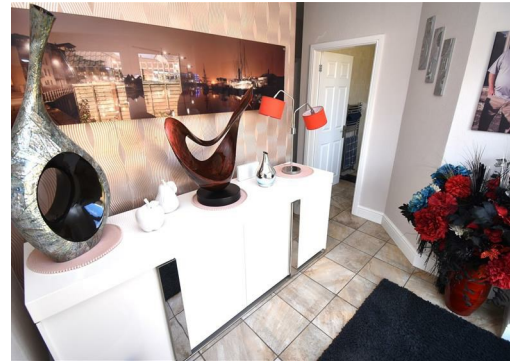
THE OLD CHURCH SPRINGFIELD ROAD,  
PILL, BS20 0DP

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**GOODMAN  
& LILLEY**











# THE OLD CHURCH SPRINGFIELD ROAD

PILL BS20 0DP

GUIDE PRICE  
£550,000

An exciting opportunity to acquire a spacious property boasting over 1700sqft of diverse accommodation. With five bedrooms, three bathrooms and an incredible open plan living space, this would make a perfect family home. Presented in great condition throughout the property further benefits from off road parking for two and surrounding gardens.

Welcome to Springfield Road, a stunning property that offers a perfect blend of space, style, and comfort. This deceptively spacious house boasts over 1700sqft of accommodation, providing ample room for a growing family or those who love to entertain.

As you step inside, you'll be greeted by an incredible open plan living space with high ceilings that create a sense of grandeur and airiness. The property features not just one, but five bedrooms, offering plenty of flexibility for guests, a home office, or a hobby room.

The master suite is particularly impressive, providing a luxurious retreat at the end of a long day. With three bathrooms in total, there will be no more queuing for the shower in the morning rush.

Outside, the property is surrounded by charming gardens, perfect for enjoying a morning coffee or hosting a summer barbecue. The driveway parking adds convenience to your daily routine, ensuring you never have to worry about finding a space after a long day.

Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm and elegance of Springfield Road for yourself.

## Accommodation Comprising;

### Entrance Hall

Glazed double doors open into a spacious entrance hall, providing access to all principle rooms.

- Over 1700sqft of accommodation
- High Ceilings Throughout
- Three Bathrooms

### Open-Plan Living Space

A truly incredible space! high ceilings and triple aspect windows really give this modern open plan area a sense of space and light. The kitchen has been fitted to a modern finish with floor to ceiling cupboards, wooden worktop and an integrated island with seating for four. Whilst there is a modern finish throughout the AGA and wood burning fire give a real sense of character and warmth. Whilst the open plan space makes a perfect entertaining area, there is a real feeling of separation with ample space for a dining area and large living space. Double sliding doors lead from the living space onto the raised front terrace that enjoys morning and early afternoon sun, whilst windows and a glazed door provide access to the south facing side garden.

### Bedroom One

Positioned to the rear of the property, the main bedroom provides a quiet serene escape, with glazed doors overlooking and leading onto the rear garden. Fitted with built in wardrobes and open to an incredible en-suite area.

### Open En-Suite

A modern five piece suite fitted with; Large bath, 'his and hers' sinks with wall mounted mirrors, walk in double shower and WC neatly tucked behind a privacy wall.

### Bedroom Two

A large double bedroom with two windows to the side aspect overlooking the garden, built in wardrobes and door to the en-suite

### En-Suite Shower Room

Fitted with a three piece suite comprising; double shower, low level WC and pedestal sink.

### Bedroom Three

A large double bedroom with two windows to the side aspect and built in wardrobes.

### Bedroom Four

A great sized double bedroom with window to the side aspect.

### Bedroom Five

A single bedroom with window to the side aspect.

### Family Bathroom

A modern bathroom fitted with a three piece suite comprising; freestanding bath, low level WC and pedestal sink. window to side aspect

### Utility Room

Fitted with a range of low level storage units with work surface over and integrated sink with drainer. Window to side aspect.

### Gardens

The property sits in the middle of its plot with gardens mostly laid to decorative gravel to all four sides. To the front is a large flat terrace and accessed via the living room. To the southerly facing side is a decorative garden with artificial lawn, accessed from the kitchen this would make an ideal alfresco dining area. To the rear is a gravel area with raised beds and stairs leading to a large flat garden with storage sheds and gated rear access.

### Parking

- Surrounding Gardens
- Great Finish
- Off Road Parking
- Incredible Open-Plan Living Space
- Five Bedrooms
- Great Access Into Central Bristol











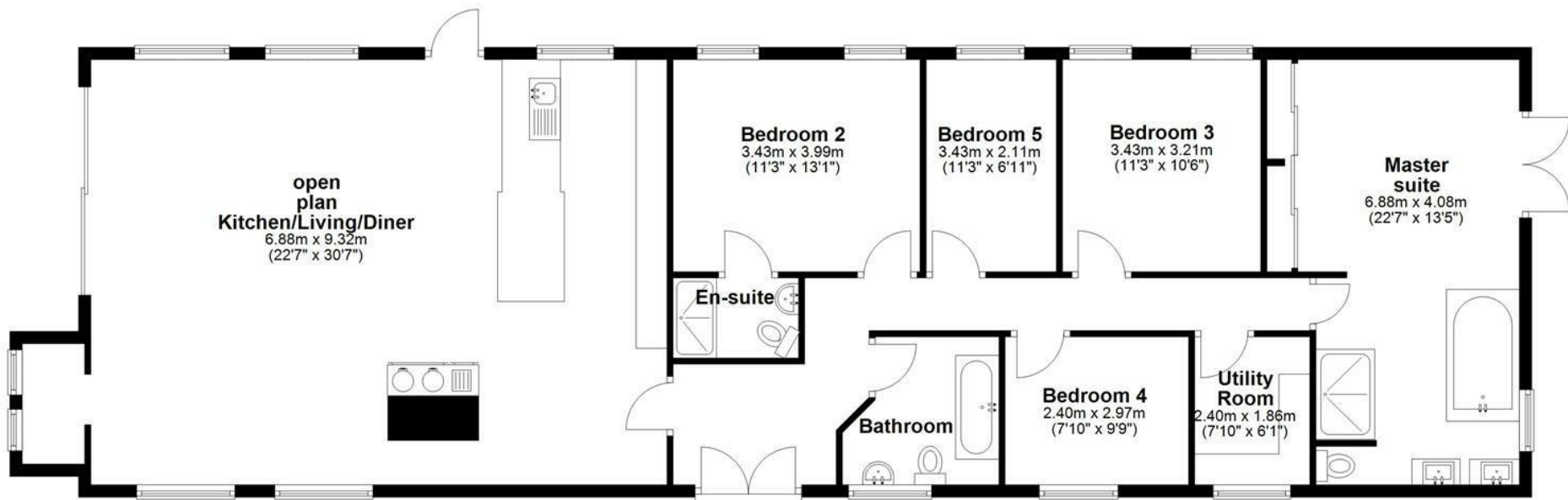
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## Ground Floor

Approx. 161.2 sq. metres (1735.4 sq. feet)



Total area: approx. 161.2 sq. metres (1735.4 sq. feet)



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