



8 OVERHILL,  
PILL, BS20 0JZ

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**GOODMAN  
& LILLEY**



## AN OPPORTUNITY TO ACQUIRE A 2/3 BEDROOM SEMI-DETACHED PROPERTY, SITUATED ON A SPACIOUS CORNER PLOT IN THE HEART OF THE POPULAR VILLAGE OF PILL.

Upon entering the property, you are greeted by a welcoming porch, which leads into the entrance hall. The entrance hall features an elegant oak staircase rising to the first-floor landing. The living room accessed through French doors, this light-filled space is located at the rear of the property, offering stunning views of the rear garden. It benefits from column radiators and provides a comfortable setting for relaxation. The second reception room/third bedroom is versatile in its use, this room can function as a secondary reception area or a third bedroom, depending on your requirements. The cloakroom is conveniently located off the entrance hall, the cloakroom adds practicality to the ground floor layout.

The kitchen/breakfast room is the heart of the home, this space is fitted with a range of wall, base, and drawer units complemented by ample worksurfaces. Double-glazed windows to the side aspect flood the room with natural light, while a door opens directly to the rear garden. The kitchen also provides space for a cooker with an extractor hood and easily accommodates a dining table and chairs, making it perfect for family meals or entertaining.

The first-floor landing leads to two double bedrooms, both of the rooms are generously proportioned and offer plenty of natural light. The modern shower room is fitted with a stylish shower enclosure, a concealed low-level WC integrated into a storage unit, and a vanity wash hand basin. A Velux window bathes the room in natural light, adding a bright and airy feel.

The property boasts a generously sized rear garden, which is mainly laid to lawn and gently tiered, with beautiful floral and

shrub borders providing a sense of tranquillity. A patio area is positioned to the side of the property, ideal for outdoor dining or entertaining. The property benefits from use of a gated shared driveway, which provides access to the garage and ample off-street parking.

Positioned in the heart of the village within strolling distance to the local Crockerne Primary School and village shops, it's the ideal purchase for the growing family. Central Bristol is approximately eight miles away and the trendy Clifton shops and bars even closer.

With a shortage of properties available in the village, and homes of this size and condition selling fast, Goodman & Lilley anticipate a good degree of interest, call one of our property professionals to arrange your appointment to view.

Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Mains Gas, Electric, Water, Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

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- Semi-Detached Family Home
  - Corner Plot Position
  - Generous Rear Garden
  - Garage & Driveway
  - Viewing Highly Advised

- 2/3 Bedrooms
- Impeccably Presented Throughout
- Located Within A Cul-De-Sac
- Close To Amenities & Schools

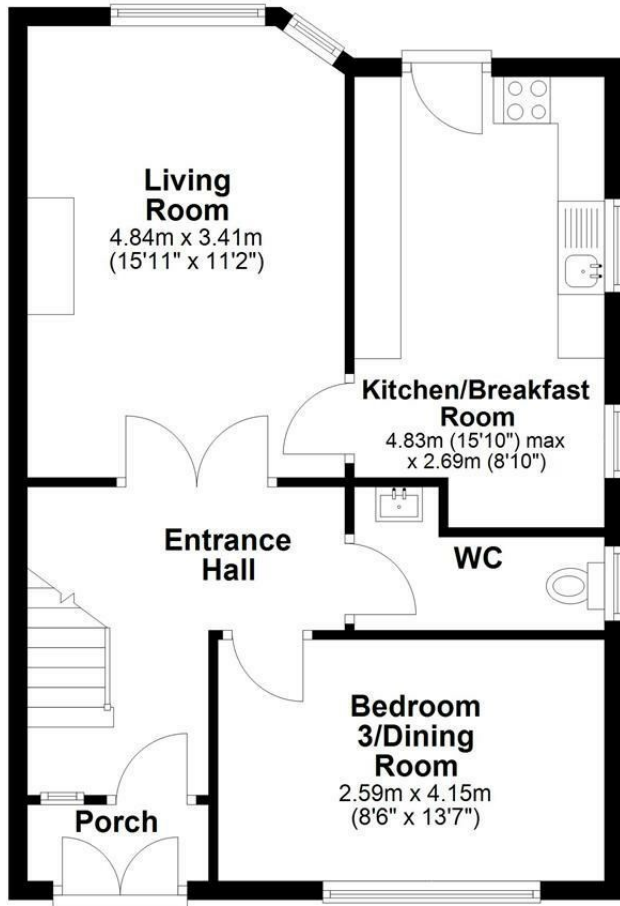


GUIDE PRICE £350,000



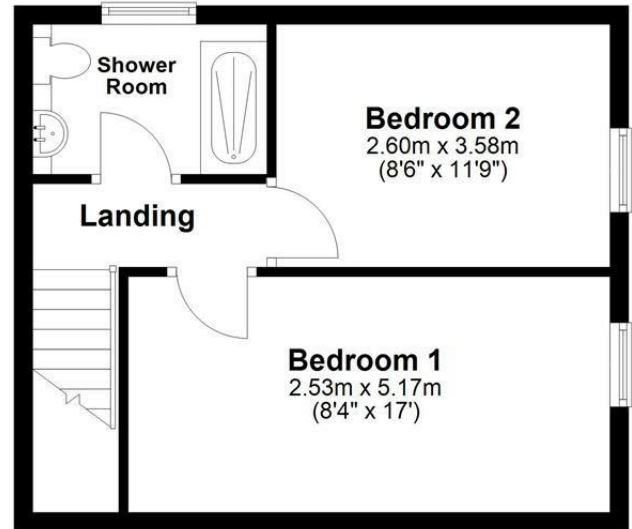
## Ground Floor

Approx. 55.1 sq. metres (592.6 sq. feet)



## First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 87.5 sq. metres (941.5 sq. feet)

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