



3 SAMBOURNE LANE,  
PILL, BS20 0DA

GOODMAN  
& LILLEY











# 3 SAMBOURNE LANE

## PILL BS20 0DA

# GUIDE PRICE

## £400,000

An opportunity to acquire an outstanding two-bedroom semi-detached bungalow set within a quiet cul-de-sac in the heart of the popular village of Pill.

The property was renovated approximately 5 years ago and really is a special home with the most wonderful, well-planned living accommodation conducive to modern day living. The location of this bungalow also offers buyers the ideal setting, with rural walks, pubs and various leisure pursuits, great for those seeking an active retirement.

In brief, the property comprises; entrance hall, two double bedrooms, master en-suite, quality shower room, stunning, spacious open-plan living/kitchen/dining room which completes the internal footprint to this beautifully presented home. Externally, the level rear garden is conveniently accessed from the bi-folding doors from the living/dining/kitchen and is laid predominantly to lawn with a patio that extends across the rear elevation property. The rear garden enjoys a good degree of privacy and interacts beautifully with the living space and provides the ideal space to entertain family and friends in the warmer summer months. A path and gateway lead to the front of the property where a extremely generous block paved driveway provides ample off-road parking for numerous vehicles.

Located at the heart of this popular and friendly Village. Only a 10-minute drive to Clifton and 15 to 20 minutes to Bristol City Centre. The M5 junction 19 is also 5 Minutes away and The coastal Town of Portishead is again on one's doorstep. The village has a great community spirit with its own annual regatta. Very good junior and senior Schools, great Health centre and a host of welcoming public houses. The Cricket and Football Clubs and fishing lake are all to be enjoyed. If you're looking for a home to make your own, this really is an opportunity not to be missed.

Goodman & Lilley anticipate a good degree of high interest due to its location and the fantastic 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.

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: D

Services: All mains services connected.

### Accommodation Comprising:

#### Entrance Porch

Secure part-glazed front door opening to the entrance porch, open-to:

#### Entrance Hall

Light and airy in its appearance with doors opening to the bedrooms and the shower room, access to roof space via loft hatch with pull-down ladder, part-boarded, wall mounted gas fired combination boiler serving the heating and the hotwater. The entrance hall widens as you move through offering a good circulation space with a vertical radiator, storage cupboard, glazed French doors opening to the impressive open-plan kitchen/dining/living Room.

#### Master Bedroom

A good-sized room with uPVC double glazed window to the front aspect, radiator, recessed ceiling spot lights, door to:-

#### En-Suite Shower Room

A modern three piece suite comprising; low-level WC, vanity wash hand basin with storage beneath, mixer tap, shower enclosure with Mira electric shower, fully-tiled, ceramic tiled flooring, vertical column radiator, recessed ceiling downlighting.

#### Bedroom Two

A double bedroom with uPVC double glazed window to the front aspect, recessed ceiling down lighting, radiator.

#### Shower Room

A quality, modern three piece suite comprising;

low-level WC with concealed within grey high-gloss units incorporating a wash hand basin and mixer tap, obscured uPVC double glazed window to the side aspect, double shower enclosure with drench shower and hand shower attachment, fully-tiled, ceramic tiled flooring, obscured uPVC double glazed window to the side aspect, vertical column radiator, recessed ceiling downlighting.

#### Living Room

A wonderful room which is seamlessly open-plan to the kitchen/dining area creating a real sense of space with feature uPVC double glazed bi-folding doors opening to the garden brining outdoors, inside. Vertical radiators, TV point, recessed ceiling downlighting, carpeted living room defining the space.

#### Kitchen/Dining Room

A good-sized kitchen/dining room fitted with a comprehensive range of modern high-gloss wall, base and drawer units with work surfaces over, feature island unit with cupboard space beneath, inset one and a half bowl stainless steel sink and drainer unit, mixer tap, induction hob with glazed splash back and extractor hood over, space for dishwasher, eye-level electric fan assisted oven, space for American fridge freezer, vertical radiator, Karndean flooring, recessed ceiling down lighting, uPVC double glazed window to the rear aspect, door to:-

#### Utility Room

Fitted with matching white high-gloss wall and base units with work surfaces over, plumbing for

washing machine and dryer, continuation of the Karndean flooring, recessed ceiling down lighting, extractor fan.

#### Outside

The enclosed, level rear garden is conveniently accessed from the bi-folding doors from the living/dining/kitchen and is laid predominantly to lawn with a patio that extends across the rear elevation property. The rear garden enjoys a good degree of privacy and interacts beautifully with the living space and provides the ideal space to entertain family and friends in the warmer summer months. A path and gateway lead to the front of the property.

#### Driveway

The property is approached over a extremely generous block paved driveway providing ample off-road parking for numerous vehicles.



- Semi-Detached Bungalow
- Off-Road Parking For 6 Cars
- Master En-Suite Shower Room
- No Onward Chain

- Two Double Bedrooms
- Cul-De-Sac Position
- Quality Fittings & Fixtures

- Spacious Open-Plan Living/Dining/Kitchen
- Impeccably Presented Throughout
- Popular Village Location







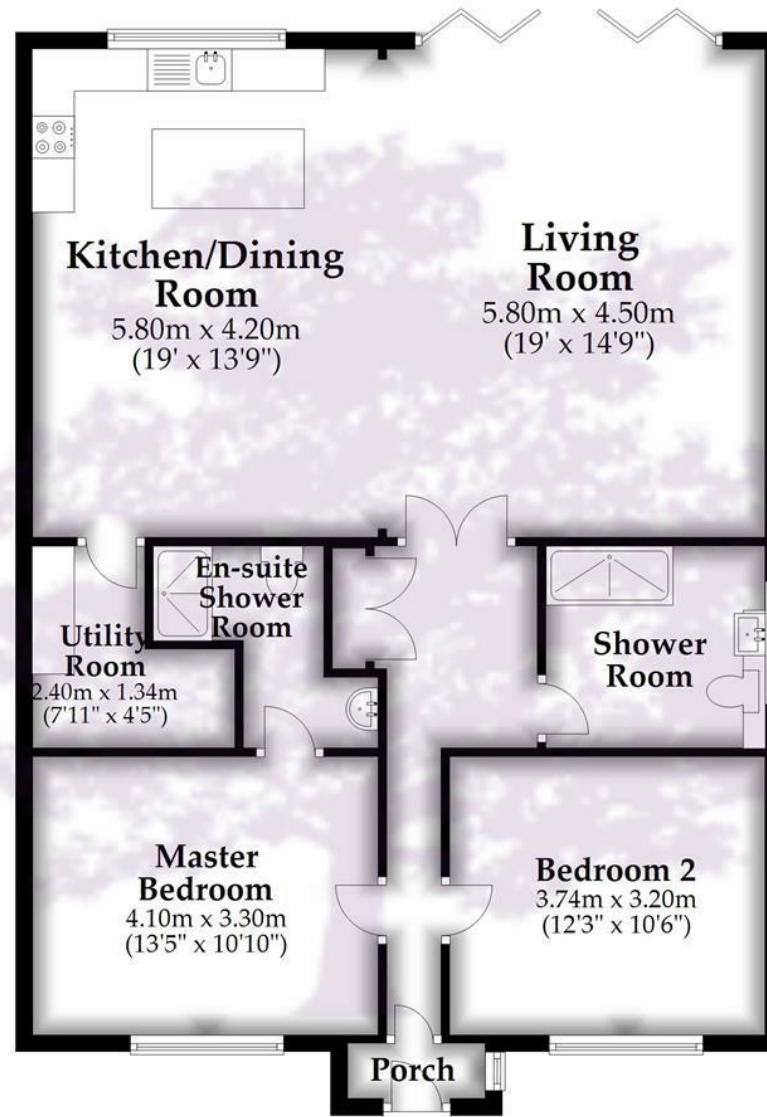
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## Ground Floor

Approx. 103.6 sq. metres (1114.8 sq. feet)



Total area: approx. 103.6 sq. metres (1114.8 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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