

Severnside
Estate Agents



Laurel Croft, Pilning Street, Pilning, BS35 4HN

£800,000

115 Beach Road, Severn Beach, Bristol, BS35 4PQ

Telephone: 01454 633611 Email: contact@severnsideestateagents.co.uk

Registered Office: Cornerstone House, Midland Way, Thornbury, BS35 2BS

Director: A Coulbèrt

Company Registration Number: 6990304 VAT Registration Number: 185 5475 70

Viewing by arrangement with Sevenside Estate Agents Ltd

Sevenside Estate Agents are pleased to offer for sale this beautifully presented, detached family home situated in a pleasant rural setting surrounded by open country side. The unique and tastefully extended bungalow is set in well maintained, wrap around gardens with far reaching views and offers generous and versatile living accommodation.

Briefly comprising an entrance porch leading to the entrance hall, a large lounge with open fire and dual aspect windows and patio doors leading out to the garden. Further rooms from the hallway consist of a modern fitted kitchen diner, cloakroom, family bathroom, and a utility room with another door providing access out to the garden. Two double bedrooms and a good sized single bedroom/study can also be found on the ground floor. A further porch provides access from the property into the double garage.

To the first floor there are a further two double bedrooms, both of which have dressing rooms, one with large storage cupboard, access points to eaves storage, plus a shower room.

The property further benefits from upvc double glazing, oil fired central heating via condensing boiler and private drainage.

To the outside of the property there is a well cared for garden, mainly laid to lawn with a gravel driveway providing parking for several vehicles.

Pilning has all the benefits of a small village but also benefits from its close proximity to The Mall at Cribbs Causeway; the premier shopping destination in the South West. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which cater for all your needs.

With 'The Wave', England's first inland-surfing destination and 'Wild Place Project' close by offering great entertainment opportunities for all ages.

Nearby Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. With open aspects and beautiful walks along the Severn Estuary this area is a perfect spot for walkers and dog owners alike.

With local public transport into Bristol via bus links or from the train station situated in Severn Beach. The close proximity of the M4/M5 interchange also makes it an ideal location for commuters.

Pilning has a local school within the village for children of primary school age and falls within the catchment area of Marlwood senior school and has easy access to local colleges and further education facilities.



ENTRANCE PORCH

Via upvc double glazed entrance door with door to:

HALLWAY

With stairs to first floor, understairs storage cupboard, double width storage cupboard housing hot water cylinder, doors to:

LOUNGE

6.10m x 4.82m (20' x 15'10)

With upvc double glazed window and upvc double glazed patio doors with views over open countryside, open fire, radiator x 2.

KITCHEN/DINER

6.02m x 3.60m (19'9 x 11'10)

With dual aspect upvc double glazed windows, range of wall and base units with worktop over, sink unit with mixer tap over, space for range cooker, space for fridge freezer, integral dishwasher, radiator x 2.

UTILITY ROOM

With upvc double glazed door to garden, wall and base units with worktop over, sink unit with mixer tap over, space for washing machine, space for tumble dryer, storage cupboard, cupboard housing condensing boiler, access to loft space.

BEDROOM ONE

4.24m x 3.64m (13'11 x 11'11)

With upvc double glazed window, built in wardrobes, radiator, air-conditioning unit.

BEDROOM TWO

3.55m x 3.03m (11'8 x 9'11)

With upvc double glazed window, radiator.

BEDROOM THREE

2.96m x 2.94m (9'9 x 9'8)

With upvc double glazed window, radiator.

BATHROOM

With upvc obscure double glazed window, Jacuzzi bath with shower over, vanity unit with inset wash hand basin, radiator.

CLOAKROOM

With upvc double glazed obscure window, vanity unit with inset wash hand basin, wc, radiator.

PORCH

With access to garage.

LANDING

With velux roof window, doors to:

BEDROOM FOUR

4.77m x 4.55m (15'8 x 14'11)

With upvc double glazed window, velux roof window, radiator, air-conditioning unit, door to dressing room with access to additional storage area.

BEDROOM FIVE

4.79m x 4.65m (15'9 x 15'3)

With upvc double glazed window, velux roof window, radiator, air-conditioning unit, door to dressing room.

SHOWER ROOM

With upvc double glazed obscure window, shower cubicle with shower, vanity unit with inset wash hand basin, wc, radiator.

DOUBLE GARAGE

6.22m x 6.12m (20'5 x 20'1)

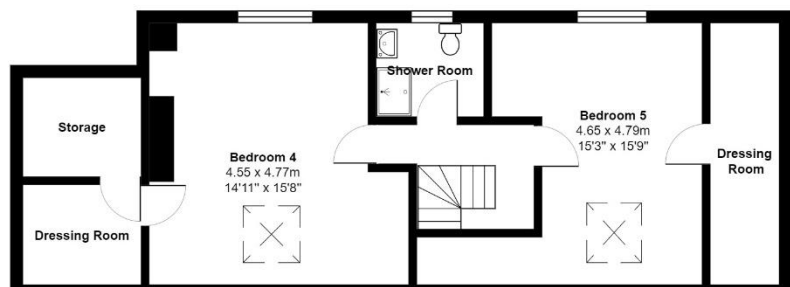
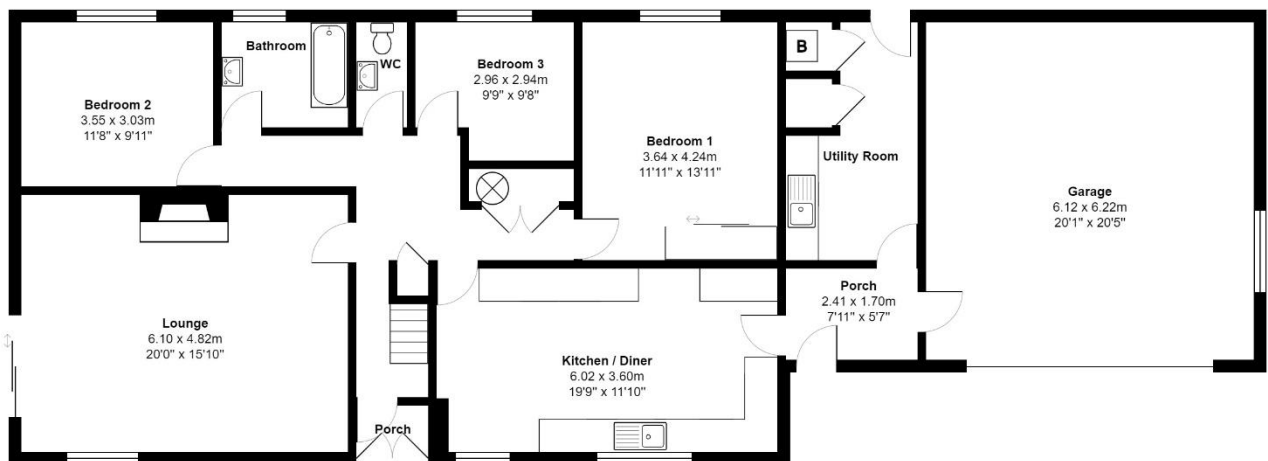
With electric door, electric vehicle charging point, window, power and lighting, pedestrian access into porch.

FRONT

Gated access to gravel driveway providing off street parking for numerous vehicles.

GARDENS

Enclosed gardens that wrap around the house, bounded by hedging and mainly laid to lawn.





Laurel Croft
Pilning Street
Pilning
BRISTOL
BS35 4HN

Energy rating
D

Valid until
28 September 2033

Certificate number
2000-8751-2070-2002-8021

Property type	Detached house
Total floor area	188 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



TENURE: The vendor has advised us that the property is freehold.



Purchasers should obtain confirmation of this through their solicitor

1. These details are intended for guidance and to assist you in deciding whether to view the property.
2. Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
3. These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.