

Severnside
Estate Agents



74 Redwick Road, Pilning, BS35 4LU

£515,000

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Viewing by arrangement with Sevenside Estate Agents Ltd

Sevenside Estate Agents are pleased to offer for sale a tastefully extended, semi-detached cottage situated in the village of Pilning. This beautiful home provides generous family living accommodation and briefly comprises an entrance porch, a spacious lounge and a snug both with wood burners, kitchen diner, utility room incorporating a downstairs cloakroom plus an additional room that lends itself to a study or playroom. To the first floor the light and airy landing leads to four spacious bedrooms and a family bathroom with the added benefit of an en-suite to the master bedroom.

Outside the property there is a well maintained and private rear garden with a variety of flowers and plants making it a haven to enjoy the space with patio and seating areas. With an enclosed garden to the front and a driveway providing off street parking for two vehicles viewings to the property are strongly advised.

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, upvc double glazed windows, door to:

SNUG

4.24m x 3.93m (13'11 x 12'11)

With upvc double glazed window to front aspect, feature fireplace with wood burner, stairs to first floor, radiator, door to:

KITCHEN/DINER

4.96m x 4.26m (16'3 x 14')

With upvc double glazed window to side aspect, upvc double glazed French doors to rear garden, range of wall and base units with worktop over, sink unit with mixer tap over, built in double oven, built in hob with extractor fan over, integral dishwasher, integral drinks cooler, space for fridge freezer, radiator, doors to:

LOUNGE

6.26m x 3.94m (20'7 x 12'11)

With upvc double glazed window to front aspect, feature fireplace with wood burner, radiator.

UTILITY/DOWNSTAIRS CLOAKROOM **2.60m x 2.20m (8'6 x 7'3)**

With upvc double glazed window, worksurface with space for washing machine and tumbledryer, wc.

STUDY/PLAYROOM

3.07m x 1.56m (10'1 x 5'1)

With upvc double glazed window and door to rear garden.

LANDING

With doors to:

BEDROOM ONE

4.26m x 3.56 (14' x 11'8)

With upvc double glazed window to rear aspect, storage cupboard, radiator, door to:

EN-SUITE

With upvc obscure double glazed window, shower cubicle with shower, pedestal wash hand basin, wc, heated towel rail.

BEDROOM TWO

3.98m x 3.36m (13'1 x 11)

With upvc double glazed window to front aspect, radiator.

BEDROOM THREE

4.24m x 3.01m (13'11 x 9'11)

With two upvc double glazed windows to front aspect, cupboard housing combination boiler, radiator.

BEDROOM FOUR

2.68m x 2.20m (8'10 x 7'3)

With upvc double glazed window to rear aspect, radiator.

BATHROOM

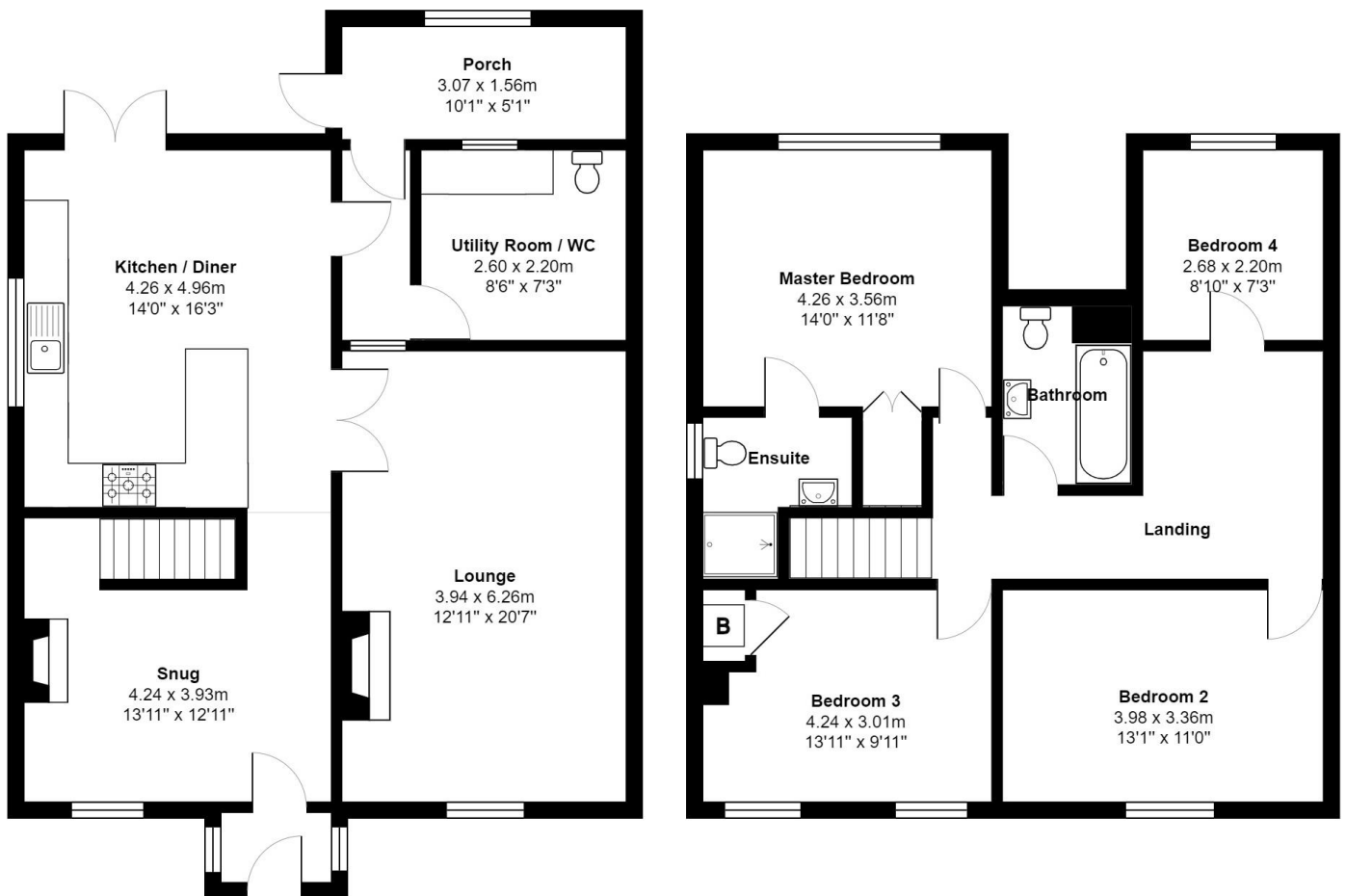
With velux roof window, bath with shower over, pedestal wash hand basin, wc, heated towel rail.

FRONT

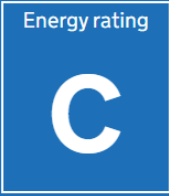
Garden area to the front enclosed by railings with gate leading to front door. Driveway to the side of the property providing off street parking for two vehicles.

REAR

Fully enclosed garden with patio and gravel areas, raised flower bed, seating areas, storage shed.





74 Redwick Road Pilning BRISTOL BS35 4LU		Energy rating 
Valid until 5 February 2034	Certificate number 0503-2064-0002-0502-0106	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property type	End-terrace house
Total floor area	139 square metres



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.