

Severnside
Estate Agents



62 Cranmoor Green, Pilning, BS35 4QF

£440,000

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Viewing by arrangement with Sevenside Estate Agents Ltd

Sevenside Estate Agents are pleased to offer for sale with NO CHAIN this beautifully presented detached home located on the popular Cranmoor Green development in Pilning with views to the front overlooking the green. With generous living accommodation the property briefly comprises an entrance hallway, lounge, kitchen diner, utility, downstairs cloakroom, four bedrooms with an ensuite to the master plus a family bathroom. Further benefits to this home include gas central heating, upvc double glazing, a fully enclosed rear garden, driveway providing off street parking and access to the garage.

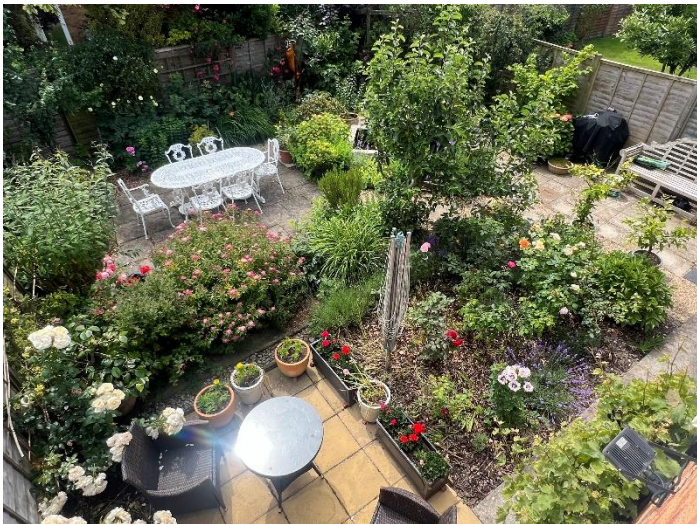
Pilning has all the benefits of a small village but also benefits from its close proximity to The Mall at Cribbs Causeway; the premier shopping destination in the South West. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which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

Via upvc entrance door to:

HALLWAY

With stairs to first floor, doors to:

LOUNGE

4.74m x 4.10m (15'7 x 13'5)

With upvc double glazed bay window to front aspect, radiator, arch to:.

KITCHEN/DINER

6.20m x 2.88m (20'4 x 9'5)

With upvc double glazed window and French doors to rear garden, range of wall and base units with worktop over, sink unit with mixer tap over, built in double oven, integral dishwasher, integral fridge, radiator x2, door to:

UTILITY ROOM

With upvc double glazed door to side aspect, wall & base units with work top over, sink unit with mixer tap, gas fired boiler, space for washing machine.

DOWNSTAIRS CLOAKROOM

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

LANDING

Access to loft via loft ladder; with power and light, built in airing cupboard housing hot water cylinder, doors to:

BEDROOM ONE

3.46m x 3.18m (11'4 x 10'5)

With upvc double glazed window to front aspect, radiator, door to:

EN-SUITE

1.74m x 1.61m (5'8 x 5'3)

With upvc obscure double glazed window, shower cubicle with shower, vanity unit with wash hand basin, w.c, heated towel rail.

BEDROOM TWO

3.34m x 2.84m (10'11 x 9'4)

With upvc double glazed window to rear aspect, radiator.

BEDROOM THREE

4.14m x 2.17m (13'7 x 7'2)

With upvc double glazed windows to front and side aspect, radiator.

BEDROOM FOUR

2.66m x 2.45m (8'9 x 8'1)

With upvc double glazed window to rear aspect, radiator.

BATHROOM

2.07m x 2.00m (6'10 x 6'7)

With upvc obscure double glazed window, bath with shower over, vanity unit with inset wash hand basin, wc, towel rail.

FRONT

Driveway providing off street parking and access to garage, lawn area, gated side access to rear garden.

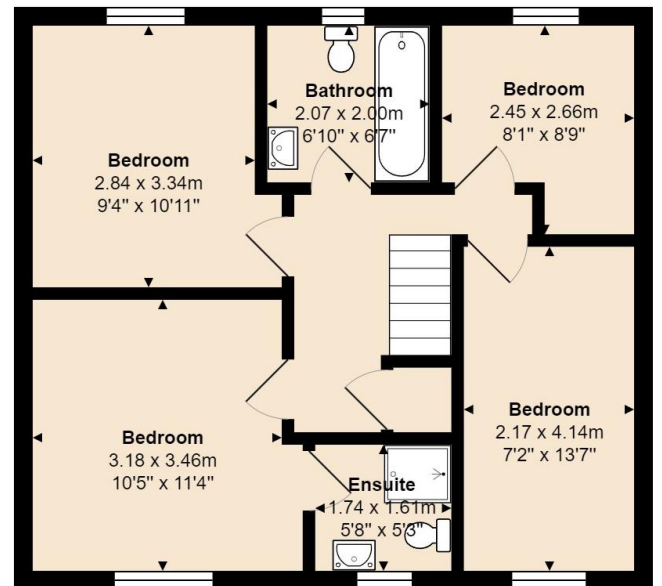
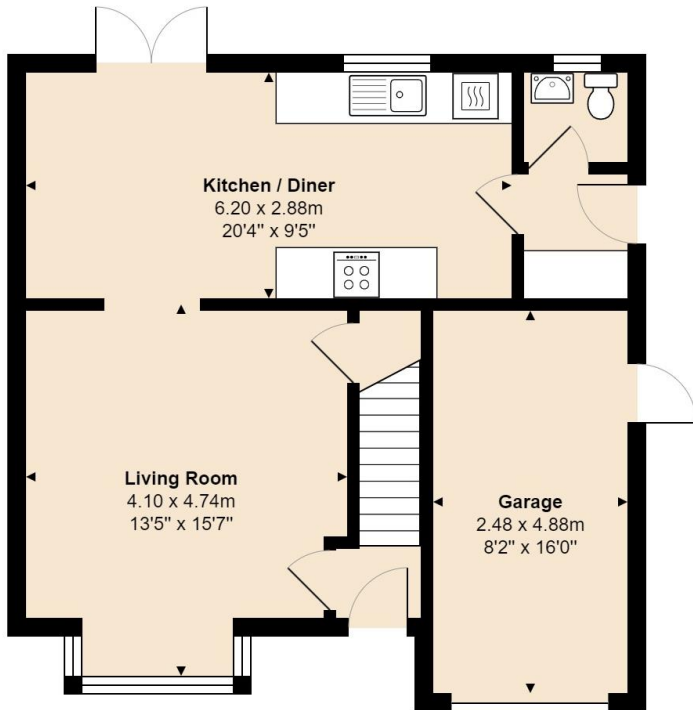
GARAGE

4.88m x 2.48m (16' x 8'2)

With up and over door, upvc double glazed pedestrian door to side access of property, power and light.

REAR

Fully enclosed garden laid to patio with gravel and seating area, flower and shrub beds.



62 Cranmoor Green Pilning BRISTOL BS35 4QF	Energy rating C
Valid until 21 February 2034	Certificate number 0340-2862-1320-2824-8451

Property type: Detached house

Total floor area: 97 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	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.

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