



48 HARDWICK ROAD,
PILL, BS20 0DG

**GOODMAN
& LILLEY**



THIS WELL-PROPORTIONED HOME OFFERS FLEXIBLE AND VERSATILE ACCOMMODATION, IDEALLY SUITED TO MODERN FAMILY LIVING, WITH A PRACTICAL LAYOUT ARRANGED OVER TWO FLOORS.

Approached from Hardwick Road via the front garden and driveway, the property offers access through both a front and side porch, providing flexibility and practicality for everyday living. The front porch opens into a welcoming entrance hall, which in turn leads to the principal ground floor accommodation.

The ground floor is well arranged and comprises a living room, dining room, study, kitchen and shower room. In addition, the side porch provides convenient access through the property, creating a useful link between the front and rear gardens.

Upon entering the property, the study is positioned immediately to the right—a dual-aspect room offering a pleasant working environment and ample space for a home office setup. To the left are the separate living and dining rooms, both well-proportioned and thoughtfully arranged. The living room enjoys an outlook over the front garden, while the dining room is situated to the rear, overlooking the garden and providing an ideal setting for both everyday dining and entertaining.

Further along the hallway is the shower room, fitted with a white suite comprising a shower, wash basin and WC.

To the side of the house looking out over the rear garden is the kitchen. The kitchen is well-appointed with a range of wooden wall and base units, complemented by silver handles and offering ample storage and worktop space. It is equipped with a sink, single oven and gas hob, with plumbing in place for a washing machine. A door from the kitchen leads through to the side porch, providing convenient access to both the front and rear of the property.

Ascending to the first floor, the landing provides access to three bedrooms and a separate WC, as well as a usable boarded loft.

The master bedroom is a well-proportioned double room, offering ample space for freestanding storage and enjoying a pleasant outlook over the rear garden.

Bedrooms two and three are positioned to the front of the property. Bedroom two is a generous double, benefitting from a built-in storage cupboard as well as additional space for further furniture. Bedroom three is a well-proportioned single room, ideal as a child's bedroom, nursery or home office, and features a useful fitted cupboard over the stairs.

Garden

The property enjoys both a well-presented front garden and a generous, fully enclosed

southerly-facing rear garden. The rear garden is notably large, providing a good degree of privacy along with a sunny aspect throughout the day, making it ideal for relaxing, entertaining, or family use. With ample space for outdoor seating, play areas or further landscaping, it offers a versatile and highly usable outdoor environment.

Garage & Parking

The property benefits from a double garage, along with additional off-road parking positioned to the side of the home.

Location

Situated on Hardwick Road in the heart of Pill, the property enjoys a peaceful setting while remaining conveniently close to local amenities, including a Spar, Co-Op and a selection of popular pubs. For a wider range of shopping and facilities, Portishead is just a short drive away, offering access to larger supermarkets and additional amenities. Furthermore, enabling work has recently begun on opening the "Portishead Line" and a short walk away the development of a new train station in Pill. Scheduled to open in 2028 this will provide a direct rail link to Portishead and through to Temple Meads.

Agent Notes

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

Council Tax Band: B

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

- Semi Detached Family Home
- Downstairs Shower Room
- Approx 1098 Sq.Ft
- Double Garage & Driveway
- Three Bedrooms
- No Onward Chain
- Large Enclosed Rear Garden
- Popular Village Location

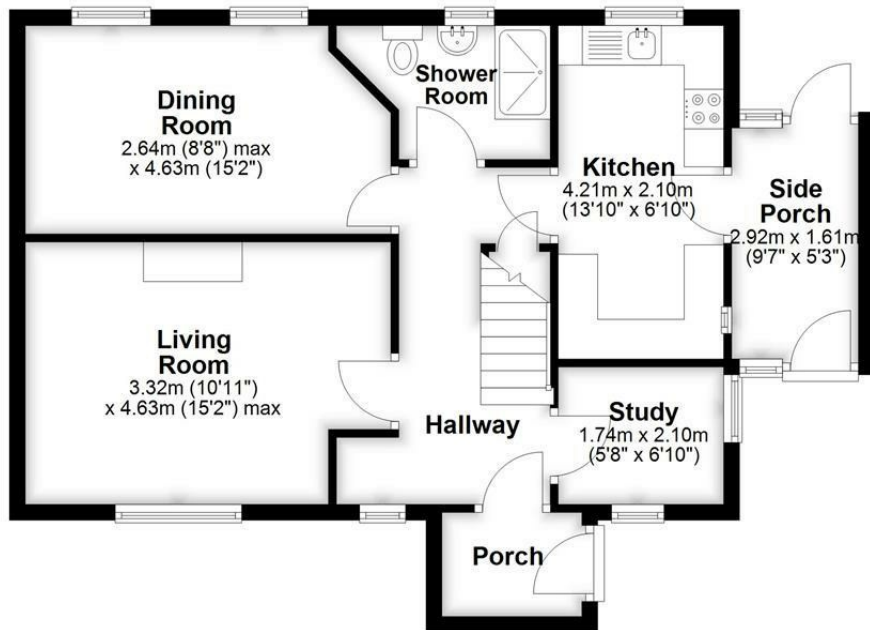


GUIDE PRICE £350,000



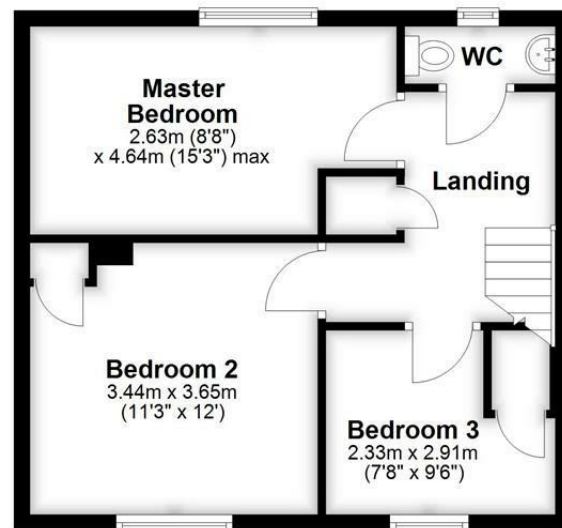
Ground Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 102.0 sq. metres (1098.2 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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