



Redwick Bungalow, Pilning, BS35 4LU

£350,000

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

Rare Opportunity to acquire a newly created detached bungalow offering the style and specification of a new home situated in a village location with green belt surroundings. Created from the footprint of a former detached outbuilding, this exceptional bungalow has undergone a comprehensive conversion and complete transformation to create a stunning contemporary home. Constructed to modern building regulations and finished to an outstanding specification throughout, it offers the comfort, energy efficiency and low maintenance lifestyle typically associated with a new build property, while retaining its own unique character.

Designed with modern living in mind, the property boasts impressive vaulted ceilings, light filled open plan living spaces, quality fixtures and fittings, LVT flooring throughout and an energy efficient finish, making it an ideal home for buyers seeking stylish, turnkey accommodation in a desirable village setting. The property welcomes you with a spacious entrance hall leading to two generous double bedrooms, each featuring a vaulted mezzanine area that offers versatile additional space, ideal for occasional sleeping accommodation, a home office, or extra storage.

A stunning contemporary shower room is conveniently located off the hallway before the home opens into an impressive open plan kitchen, dining and living area. This stylish kitchen is incorporated with the added benefit of high end integral appliances.

The vaulted ceiling creates a wonderful sense of space and light. French doors open directly onto the garden, seamlessly blending indoor and outdoor living and providing the perfect space for relaxing or entertaining.

The property benefits from gas fired underfloor heating throughout via a "Worcester" combination boiler, providing efficient and comfortable warmth in every room, with each area divided into zones controlled by individual wall mounted thermostats. The windows are all efficient double glazed units. The property is approached via a driveway leading from Redwick Road, providing access to the bungalow. To the front, a permeable block-paved driveway offers off road parking for two to three vehicles.

Gated side access leads to the fully enclosed, south facing rear garden, which has been designed for ease of maintenance and privacy with attractive feather edge fencing. The garden features a newly laid lawn, a paved patio ideal for outdoor dining and entertaining, and a decorative stone pathway leading to the French doors opening into the impressive open plan kitchen, dining and living space.

Enjoying a sunny aspect and a high degree of privacy, the rear garden provides the perfect setting for relaxing or entertaining throughout the year with outside lighting, power and water supply.

Situated in the desirable village of Pilning, this property enjoys a peaceful semi rural setting while remaining exceptionally well connected. Surrounded by open countryside and Green Belt land, Pilning offers a local convenience shop, Doctors surgery with pharmacy, village hall, primary school, church and a welcoming community, making it an attractive location for those seeking a quieter pace of life. The village benefits from excellent transport links, with convenient access to the M4, M5 and M49 motorway networks, providing straightforward commuting to Bristol, South Wales, Gloucester and the wider South West. Bristol city centre is within easy reach, while nearby Cribbs Causeway offers an extensive range of shopping, dining and leisure facilities.

For those who enjoy the outdoors, the surrounding countryside provides an abundance of walking and cycling routes, combining rural living with excellent accessibility. This unique location offers the perfect balance of village charm and modern convenience.



ENTRANCE

Via composite entrance door to:

HALLWAY

With underfloor heating, doors to:

OPEN PLAN KITCHEN / DINING / LIVING AREA

7.50m x 4.61m (24'7 x 15'1)

With upvc double glazed windows to dual aspects, upvc double glazed French doors to garden, vaulted ceiling, range of wall and base units with worktop over, sink unit with mixer tap over, built in 'Bosch' oven, built in 'Bosch' microwave, built in 'Bosch' induction hob with extractor hood over, integral fridge freezer, integral washing machine/dryer, integral dishwasher, underfloor heating.

BEDROOM ONE

4.69m x 2.98m (15'5 x 9'9) plus sleeping area

With upvc double glazed window to front aspect, underfloor heating, access to vaulted mezzanine sleeping area/home office/storage.

BEDROOM TWO

3.16m x 2.95m (10'4 x 9'8) plus sleeping area

With upvc double glazed window to front aspect, underfloor heating, access to vaulted mezzanine sleeping area/home office/storage.

SHOWER ROOM

With upvc double glazed skylight, shower enclosure with rainfall shower over, vanity unit with inset wash hand basin, wc, underfloor heating, electric heated towel rail.

FRONT

Permeable block paved driveway providing off street parking for several vehicles, gated side access to rear garden.

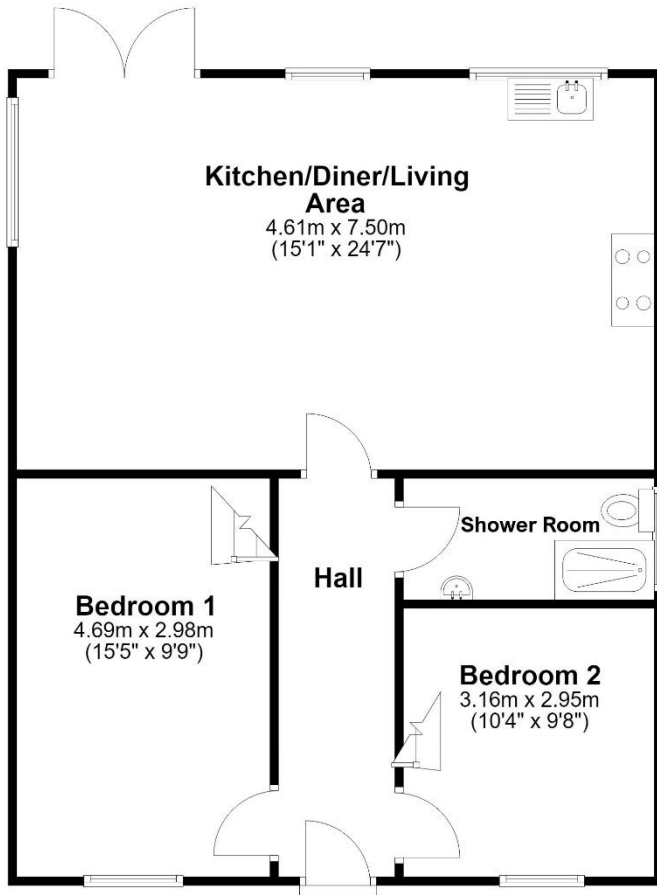
REAR

Fully enclosed south-facing garden mainly laid to lawn with paved patio area, outside tap, feather edge fencing.

NB. In accordance with section 21 of the estate agent act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Severnside Estate Agents.

Ground Floor

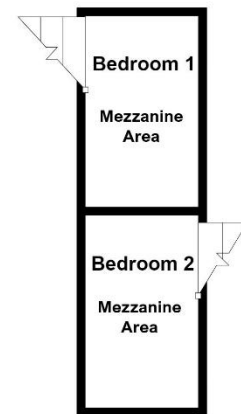
Approx. 70.5 sq. metres (758.9 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

First Floor

Approx. 6.1 sq. metres (65.8 sq. feet)



Total area: approx. 76.6 sq. metres (824.6 sq. feet)

Redwick Bungalow 77 Redwick Road Pilning BRISTOL BS35 4LU		Energy rating C
Valid until 8 June 2036	Certificate number 6162-6306-6602-6806-3207	

Property type	Detached house
Total floor area	73 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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

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

SS461

