



68 WESTWARD DRIVE,  
PILL, BS20 0JS

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**GOODMAN  
& LILLEY**



**THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME HAS BEEN THOUGHTFULLY MODERNISED TO A HIGH SPECIFICATION THROUGHOUT AND IS IDEALLY SITUATED IN THE HEART OF PILL, OFFERING STYLISH AND VERSATILE LIVING PERFECT FOR MODERN FAMILY LIFE.**

Upon entering, you are welcomed into a spacious entrance hall providing excellent circulation space, with stairs rising to the first-floor landing. A bespoke hardwood door with a striking half-moon glazed panel opens into the impressive open-plan kitchen, dining, and living area—cleverly designed to create distinct zones while maintaining a seamless flow.

The kitchen occupies the front elevation and is superbly appointed with a comprehensive range of contemporary wall, base, and drawer units, complemented by Corian work surfaces, splash-backs and window sill. Integrated appliances include a induction hob with built-in extractor, twin Neff electric fan-assisted ovens, and a slimline dishwasher. A one-and-a-half bowl sink with mixer tap, recessed ceiling downlighting, and beautiful oak flooring enhance the space, while dual-aspect windows to the front and side flood the room with natural light.

Flowing through, the living area provides a warm and inviting space, centred around a charming wood-burning stove with recessed shelving for books and display. Bi-fold doors open directly onto the rear garden, creating a perfect indoor-outdoor connection, hard-wired surround sound. The dining area is neatly positioned to one side, continuing the oak flooring and enjoying its own window to the side aspect.

Additional ground floor accommodation includes a cloakroom, a practical utility area with plumbing for a washing machine and dryer, and a rear lobby offering further storage and access to the garden—ideal for everyday family living.

Upstairs, the landing is enhanced by an internal glazed window overlooking the living space, alongside an oak handrail, light tunnel, loft access, bordered and with pull-down ladder, and recessed lighting. The principal bedroom is a generous double featuring built-in wardrobes, ceiling fan, integrated speakers, and downlighting. Bedrooms two and three are also well-proportioned doubles, both benefiting from built-in storage.

The stylish four-piece family bathroom is finished to a high standard and includes a mid-level WC, a deep panelled bath (with optional Wi-Fi control), a double shower enclosure with drench and handheld fittings, a vanity unit with storage, full tiling, and a contemporary vertical radiator, blue tooth ceiling speaker.

Externally, the property is approached via a driveway providing ample parking to the front and side for several vehicles. The rear garden has been thoughtfully landscaped, featuring an initial patio area leading to an artificial lawn with an ornamental tree, and a second patio beneath a pergola with hanging lights—perfect for relaxing or entertaining into the evening. An additional benefit is the former garage, now converted into a versatile outbuilding currently used as a workshop/store. This adaptable space offers excellent potential for a variety of uses, subject to requirements.

### Location

Pill is a well-established and highly regarded village nestled along the banks of the River Avon, offering a wonderful blend of community spirit, convenience and semi-rural charm. Its location makes it particularly desirable, with excellent access to nearby towns and cities while maintaining a peaceful village atmosphere.

### Amenities & Lifestyle

The village benefits from a strong selection of day-to-day amenities, including a well-stocked Co-op, post office, a pharmacy, a doctors' surgery, several traditional pubs and an active community centre. Pill also enjoys plenty of green space, riverside walks and access to the beautiful countryside of the Avon Gorge and Leigh Woods, making it a fantastic setting for families and outdoor enthusiasts.

### Schools

Pill is well-served by local schooling. Crockerne Church of England Primary School sits at the heart of the village and is popular with local families. For secondary education, St Katherine's School is just a short distance away in Ham Green, offering a wide catchment area and strong transport links. The proximity to Bristol also places a range of highly regarded independent and state schools within easy reach.

### Excellent Transport Links

Pill's location is one of its greatest strengths. Junction 19 of the M5 is only a few minutes away, providing quick access to the national motorway network. Portishead is just a short drive, offering additional shops, a marina, restaurants and leisure facilities, while Bristol city centre is easily reached by road in around 15–20 minutes (traffic dependent).

### The New Train Line – A Major Advantage

One of the most exciting developments for the village is the long-awaited Portishead–Bristol railway line, with Pill designated as one of the key stations. The return of passenger rail services will significantly enhance connectivity, offering direct routes into Bristol Temple Meads. This is expected to greatly benefit commuters, reduce road congestion and have a positive impact on property values and local businesses. The new transport link is already generating enthusiasm and adding to the village's appeal.

- Semi-Detached Family Home
- Stunning Open-Plan Kitchen/Dining/Living Room
- Off Road Parking For Several Vehicles
- Re-Fitted Four Piece Bathroom
- Hardwired Smoke Detector & Carbon Monoxide System
- Three Double Bedrooms
- Quality Fixtures & Fittings
- Modern Kitchen
- Sunny Aspect Rear Garden
- Impeccably Presented Throughout

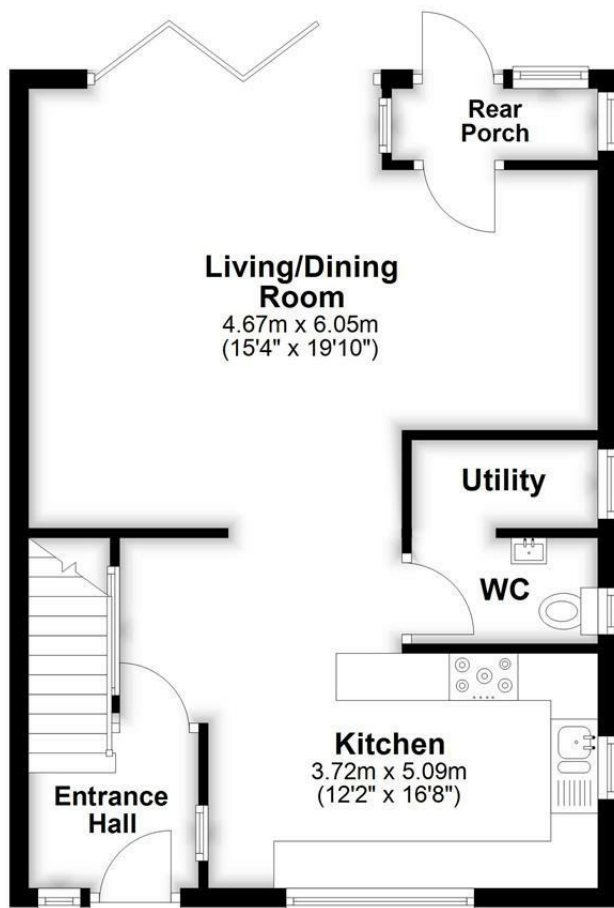


**£389,950**



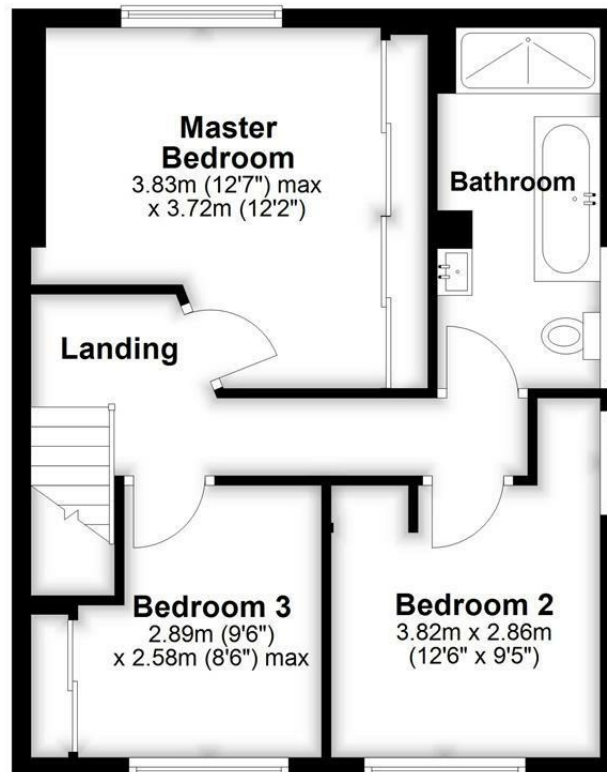
## Ground Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



## First Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 98.3 sq. metres (1057.9 sq. feet)

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