



6 Cranmoor Green, Pilning, BS35 4QF

£440,000

115 Beach Road, Severn Beach, Bristol, BS35 4PQ

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Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are pleased to offer for sale this well-presented, detached four-bedroom family home. Improved by its current owners, the property benefits from a modern kitchen, contemporary bathroom, and an efficient gas combination boiler.

The entrance porch leads into a spacious lounge/dining area, ideal for both everyday family life and entertaining, flowing through to the contemporary kitchen, with a useful utility room and downstairs cloakroom. Upstairs are four well-proportioned bedrooms, including a main bedroom with modern en suite, along with the family bathroom.

Outside, the rear garden has been landscaped for low maintenance, offering a pleasant space for relaxing or entertaining. To the front, a garage provides parking or storage, with additional hard standing for two further vehicles.



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 'Bristol Zoo 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 entrance door to:

PORCH

With door to:

LOUNGE

4.54m x 4.15m (14'11 x 13'7)

With upvc double glazed window to front aspect, stairs to first floor, feature fireplace, radiators.

DINING ROOM

3m x 2.44m (9'10 x 8')

With upvc double glazed French doors to rear garden, radiator.

KITCHEN

3m x 2.89m (9'10 x 9'6)

With upvc double glazed window to rear aspect, range of wall and base units with worktop over, sink unit with mixer tap over, built in cooker with hob and extractor hood over, space for dishwasher.

UTILITY

1.64m x 1.51 (5'5 x 4'11)

With upvc double glazed door to side, space for fridge freezer, space for washing machine, door to:

DOWNSTAIRS CLOAKROOM

With upvc double glazed obscure window, pedestal wash hand basin, wc, radiator.

LANDING

With access to loft via loft ladder, boarded with power and light, storage cupboard, doors to:

BEDROOM ONE

4.10m x 3.18m (13'5 x 10'5)

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

ENSUITE

With upvc double glazed obscure window, shower cubicle, vanity unit with wash hand basin.

BEDROOM TWO

3.62m x 2.66m (11'11 x 8'9)

With upvc double glazed window to front aspect, radiator.

BEDROOM THREE

3.33m x 2.67m max (10'11 x 8'9 max)

With upvc double glazed window to rear aspect, radiator.

BEDROOM FOUR

2.85m x 2.07m (9'4 x 6'9)

With upvc double glazed window to rear aspect, radiator.

BATHROOM

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

FRONT

Driveway providing off street parking for two vehicles, garden area, gated side access to rear garden, access to Garage.

REAR

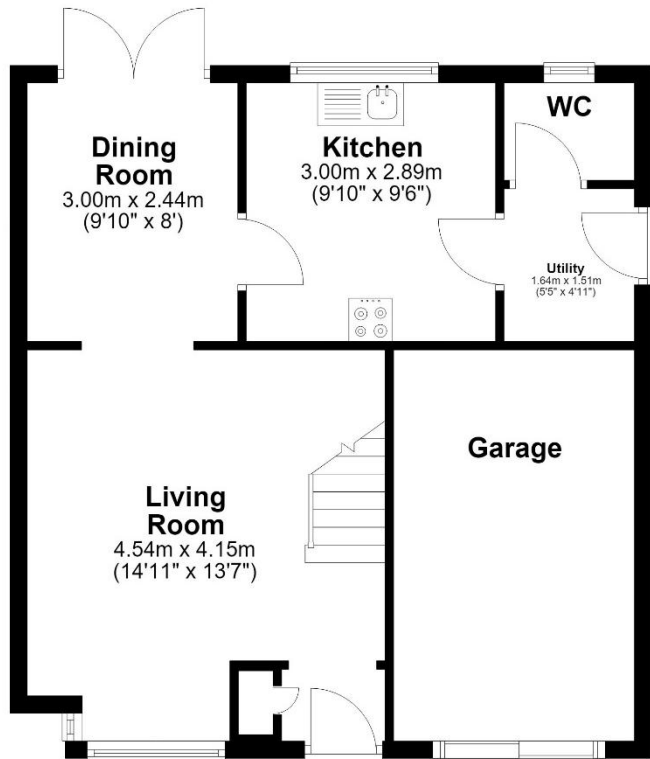
Fully enclosed garden mainly laid to artificial lawn with patio and decking areas.

GARAGE

Single garage with up and over door.

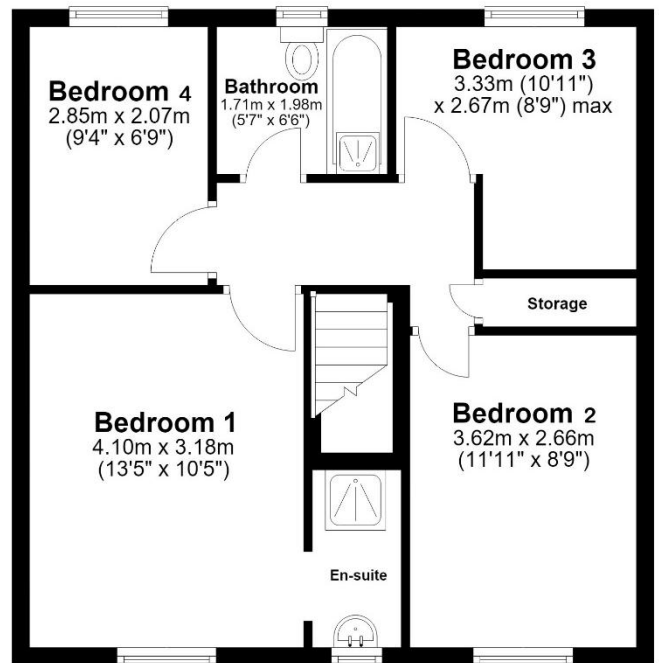
Ground Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



First Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 102.7 sq. metres (1105.5 sq. feet)

6 Cranmoor Green Pitling BRISTOL BS35 4QF		Energy rating D
Valid until 7 July 2036	Certificate number 0681-3064-6203-5766-2204	

Property type	Detached house
Total floor area	91 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	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.

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