



17 CROSS LANES,
PILL, BS20 0JQ

GOODMAN
& LILLEY







17 CROSS LANES

PILL BS20 0JQ

GUIDE PRICE

£373,450

An immaculately presented three bedroom, extended semi-detached family home located within a highly desirable road within the popular village location of Pill overlooking the allotments.

The property has undergone a complete and meticulous renovation by the current owners since 2019, transforming it into a beautifully updated and contemporary living space. Spread over two floors, this home offers a seamless blend of modern finishes and thoughtful design, creating a space that is both stylish and functional.

The ground floor boasts a storm porch leading into the entrance hall, setting the tone for the rest of the property. The heart of the home is undoubtedly the stunning kitchen, which has been designed with both aesthetics and practicality in mind, providing ample space for cooking and entertaining. Adjacent to the kitchen, you'll find a convenient cloakroom and utility room, offering additional storage and functionality. The spacious living room offers a perfect place to relax and unwind, with an abundance of natural light creating a warm and inviting atmosphere.

To the rear, the current owners have added a thoughtfully designed single-storey extension, creating a large, open-plan family room that truly enhances the living space. This versatile area is perfect for modern family living, offering plenty of room for both relaxation and entertaining guests, with views of the generous rear garden.

Upstairs, the property continues to impress, with three well-proportioned bedrooms, each offering plenty of space and natural light. The family bathroom is beautifully appointed, featuring contemporary fittings and finishes that complement the overall style of the home.

Externally, the property benefits from a large, well-maintained rear garden, providing an excellent outdoor space for children to play, gardening enthusiasts, or outdoor entertaining. At the front, a spacious driveway offers ample off-street parking and leads to a garage, providing both convenience and secure storage.

Positioned in the heart of the village, this home is perfectly located within easy walking distance to Crockerne Primary School, making it an ideal choice for families with young children. Additionally, local shops and amenities are just a stone's throw away, providing everything you need for

daily life. For those who enjoy the vibrant city life, Central Bristol is only eight miles away, with the trendy Clifton shops, bars, and restaurants even closer, offering a perfect balance of village and city living.

With a limited number of properties available in the village, and homes of this size and condition in high demand, Goodman & Lilley anticipate strong interest in this property. Don't miss out on the chance to secure this stunning home in such a sought-after location.

To arrange a viewing or for more information, contact one of our experienced property professionals today. Our team is ready to assist you in making this exceptional property your new home.

Call, Click or Come In: 01275 430440 / sales@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: Electric, Water, Mains Drainage

All viewings are strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Accommodation Comprising:

Entrance Hall

A secure uPVC double-glazed front door opens into a welcoming entrance hall, setting an impressive tone for the home. This space immediately conveys a sense of quality, with high-quality laminate flooring, sleek LED lighting, and stairs leading to the first-floor landing. The entrance hall flows effortlessly into the open-plan kitchen/dining area, while a door to the side leads into the spacious living room, enhancing the sense of openness and connectivity throughout the ground floor.

Living Room

16'3" x 11'8"

A beautifully bright and airy room featuring a bespoke display wall, which includes a living flame effect electric fireplace, concealed TV and internet points. The space is filled with natural light, thanks to uPVC double glazed window to the front. Additional features include two double panel radiator and recessed ceiling spotlights, adding to the room's modern, stylish ambience.

Kitchen

12'10" x 11'2"

A stunning, open-plan living space that truly serves as the 'hub of the home.' This beautifully designed kitchen is equipped with a comprehensive range of stylish white high-gloss wall, base, and drawer units, providing plenty of worktop space. The inset one-and-a-half-bowl sink unit with a single drainer and mixer tap complements the space, while the matching breakfast bar peninsula with cupboards underneath offers room for several stools. The room is enhanced with feature LED lighting throughout, creating a modern and inviting atmosphere. The kitchen also boasts a range of integrated appliances, including a fridge, freezer, an eye-level electric fan-assisted oven, a four-ring induction hob, and an extractor hood above. The concealed wall-mounted gas combination boiler serves both domestic hot water and the central heating system. High-quality laminate flooring adds to the room's elegance, while recessed ceiling spotlights provide a sleek touch.

Additional features include an understairs storage cupboard, a panel radiator, and open-plan access to the utility room. A door leads to the cloakroom, and secure uPVC double-glazed doors open into the garden, making this the perfect space for both family living and entertaining.

Cloakroom

Fitted with two piece modern white suite comprising; wash hand basin with cupboards under and low-level WC, tiled splashbacks, high quality laminate flooring, uPVC obscure double glazed window to side.

Utility

3'7" x 2'7"

Space and plumbing for washing machine with tumble dryer over.

Dining/Family Room

This spacious dining/family room extension offers a bright and airy atmosphere, featuring a stunning vaulted ceiling that enhances the sense of openness. The room is filled with natural light, thanks to the Velux windows set into the roof, providing a beautiful view of the sky. French doors open out onto the rear garden, seamlessly connecting the indoor living space with the outdoors, making it perfect for both entertaining and relaxing. The extension is a perfect blend of style and functionality, creating a versatile space for family gatherings and dining.

First Floor Landing

A uPVC double-glazed window to the rear, an over-stairs storage cupboard, and an additional storage cupboard offer excellent storage options. The room also includes a panel radiator and access to the roof space via a loft hatch. A door leads to:

Master Bedroom

10'8" x 11'6"

uPVC double glazed window to front, panel radiator, TV and internet points, recessed ceiling spotlights.

Bedroom Two

8'6" x 9'0"

uPVC double glazed window to rear, panel radiator, TV & internet points, recessed ceiling spotlights.

Bedroom Three

7'5" x 8'11"

uPVC double glazed window to front, TV & internet points, panel radiator, recessed ceiling spotlights.

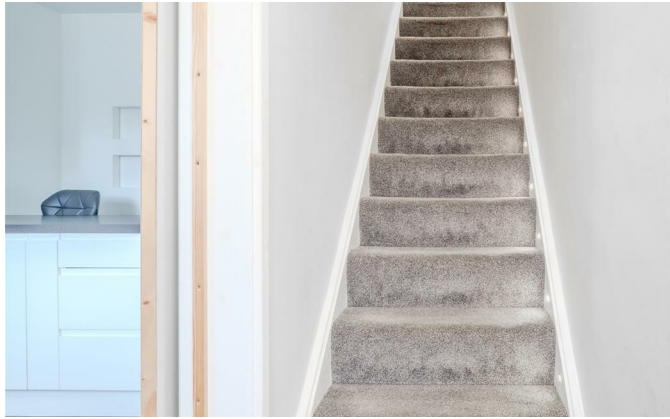
Family Bathroom

Fitted with three piece contemporary white suite



- Semi-Detached Family Home
- Immaculate Condition Throughout
- Impressive Living Room
- Extended Accommodation
- Stunning Kitchen
- Popular Village Location
- Beautiful Dining/Family Room
- Cloakroom & Utility
- Garage & Driveway

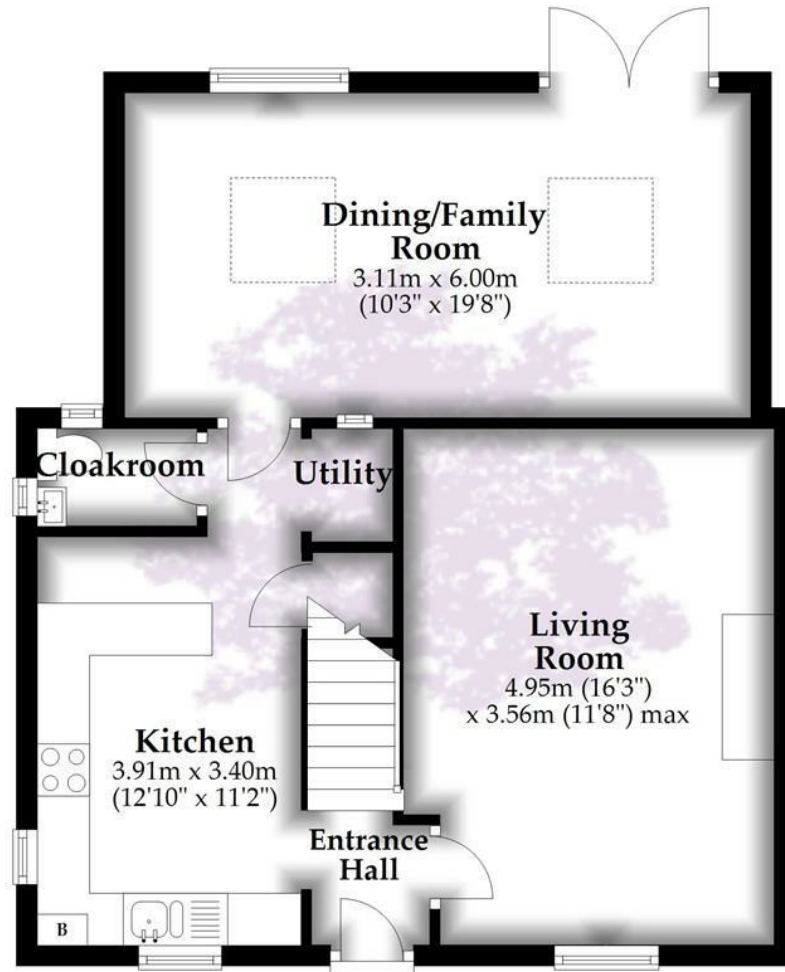




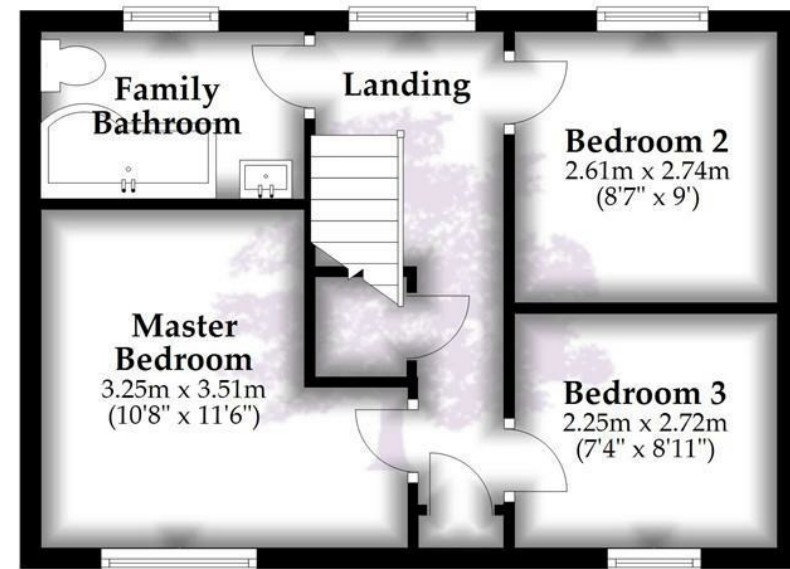
GOODMAN
& LILLEY



Ground Floor



First Floor



Total area: approx. 90.2 sq. metres (970.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla