



26 WESTWARD DRIVE,
PILL, BS20 0JP

GOODMAN
& LILLEY



SPACIOUS THREE-BEDROOM SEMI IN THE HEART OF PILL, BOASTING A MODERN KITCHEN/DINER, BEAUTIFUL SOUTH-FACING GARDEN, AND A VERSATILE OUTDOOR WORKSHOP WITH POWER AND WATER – PERFECT FOR FAMILY LIVING AND WORKING FROM HOME. THE PROPERTY FURTHER BENEFITS FROM LEASED SOLAR PANELS.

This spacious three-bedroom semi-detached home is perfectly positioned in the heart of Pill, offering a fantastic balance of modern comfort and everyday convenience. A stylish kitchen/diner forms the hub of the home, while outside a beautiful south-facing garden provides the perfect spot for relaxation and entertaining. A large, fully powered workshop with water supply adds brilliant flexibility for hobbies, storage or home working, and the property also benefits from excellent off-road parking. With both primary and secondary schools, local shops and amenities all within walking distance, and superb transport links into Bristol close by, this home is ideally suited to families and commuters alike.

On the ground floor, a spacious entrance hall sets the tone, with an open doorway and interior window giving a welcoming view straight through the lounge to the south-facing garden beyond. The bright living room enjoys direct garden access and has recently been enhanced with a wood burner, creating a cosy focal point for the space. Completing the ground floor is a stylish, modernised kitchen/diner with a sleek peninsula breakfast bar and plenty of room for dining or seating. From here, doors lead out to the rear garden and side parking area, making it a wonderfully practical and social space for everyday family life.

The first floor is arranged around a light-filled landing, giving access to three bedrooms and the family bathroom. Bedrooms one and two are generous doubles, both enjoying rear-facing windows with views over the garden, while bedroom three is a well-proportioned single that also works perfectly as a home office or study. The bathroom is fitted with a classic three-piece

suite and benefits from a front-facing window. A hatch on the landing provides access to the fully boarded loft, offering additional storage potential.

Outside, the property benefits from a mature front garden with a welcoming pathway to the front door and driveway parking for two vehicles leading to the single garage. To the rear, the generous south-facing garden is designed for low-maintenance enjoyment, mainly laid to patio with attractive raised borders. Perfectly positioned to catch the sun throughout the day, it offers a wonderful setting for relaxing, entertaining, or family time outdoors.

- End Of Terrace Property
 - Recently Modernised Kitchen/Diner
 - South Facing Rear Garden
 - Off Street Parking
 - Single Garage
- Three Spacious Bedrooms
 - Cosy Lounge With WoodBurner
 - Close To Primary And Secondary Schools
 - Separate Workshop With Electric, Running Water & Heating
 - Leased Solar Panels

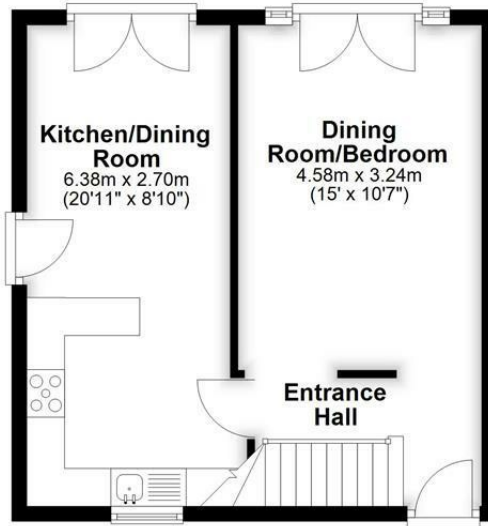
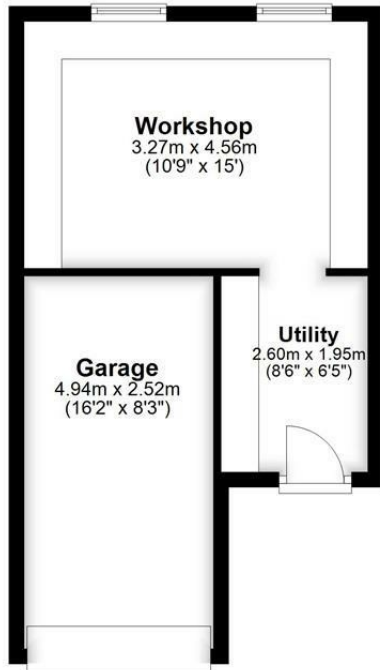


GUIDE PRICE £315,000



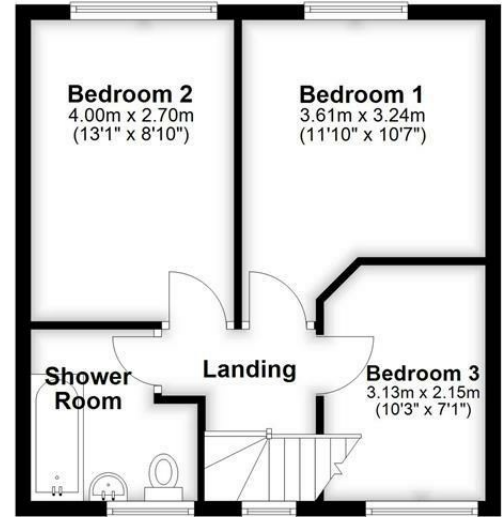
Ground Floor

Approx. 71.6 sq. metres (770.8 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 110.1 sq. metres (1185.1 sq. feet)

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