



40 CROCKERNE DRIVE,
PILL, BS20 0LB

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& LILLEY



THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM EXTENDED SEMI-DETACHED HOME SEAMLESSLY COMBINES COMFORT, SPACE, AND PRACTICALITY. ENHANCED BY BOTH A LOFT CONVERSION AND A GROUND FLOOR EXTENSION, IT OFFERS GENEROUS LIVING ACCOMMODATION ACROSS THREE WELL-DESIGNED FLOORS—PERFECT FOR GROWING FAMILIES.

Upon entering the property, you are welcomed by a charming entrance porch—perfect for storing shoes. This opens into a bright and spacious entrance hall that immediately sets the tone for the rest of the home. The hallway features wood laminate flooring, and a staircase rising to the first floor landing, access to the main reception areas. To the front of the property, the generously sized living room exudes comfort. A large window to the front elevation allows natural light to flood the space, while the gas living flame fire creates a cosy and inviting focal point, ideal for relaxing evenings. The living room flows effortlessly into the open-plan dining area, forming a sociable and functional space perfect for family gatherings or entertaining guests. The dining area comfortably accommodates a full-size dining table and chairs, and features sliding patio doors that lead directly onto the rear garden—blending indoor and outdoor living, especially during the warmer months.

The kitchen, part of the thoughtfully extended section of the home, is a real highlight. It is well-appointed with an extensive range of modern wall, base, and drawer units, providing excellent storage and workspace. Stylishly finished, it includes a fan-assisted electric oven, halogen hob, and an integrated dishwasher. The ceramic one-and-a-half bowl sink with drainer sits beneath a window, offering a pleasant view over the garden. Additional light pours in through a second window to the side, giving the space a bright and airy feel throughout the day—making it a practical and enjoyable area for preparing meals or baking with the family.

On the first floor, the home continues to impress with two spacious double bedrooms, both offering ample room for furnishings and featuring large windows that maintain the home’s ambience. The third bedroom is a generously sized single, ideal as a child’s room, nursery, or home office. All are served by a well-designed family shower room with modern fixtures and fittings, including a walk-in shower, vanity unit and low-level WC.

A second staircase leads up to the fourth bedroom, located within a professionally converted loft. This expansive room is a versatile

haven—currently used as a bedroom, but equally suited to use as a quiet home office, hobby room, or guest suite. A Velux roof window allows natural light to stream in and offers elevated views, adding to the room’s peaceful atmosphere.

Externally, the property continues to offer exceptional living. The rear garden is a true standout feature: larger than average, beautifully maintained, and exceptionally private. It is mainly laid to lawn, bordered by mature trees, shrubs, and well-established planting, creating a tranquil and secure space for children to play or for summer entertaining. There’s ample room for outdoor furniture, a garden shed, or even the potential for a future extension or garden room, subject to planning. To the front, the property features a generous driveway that comfortably accommodates multiple vehicles, leading up to the garage which provides further storage or parking.

Location

Ideally situated in the heart of the village, this property is just a short stroll from Crockerne Primary School and a range of local shops—making it a fantastic choice for growing families. With central Bristol only eight miles away and the vibrant shops, cafés, and bars of Clifton even closer, this location offers both community charm and city convenience.

With a limited number of properties currently available in the village—especially those of this size and condition—early interest is expected. Goodman & Lilley highly recommend viewing at the earliest opportunity to avoid disappointment.

To arrange your viewing, please contact one of our experienced property professionals today.

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- Four Bedroom Semi-Detached Family Home
- Extended Accommodation
- Popular Village Location
- In Excess Of 1200 SQ.FT
- Close To Amenities & Schools

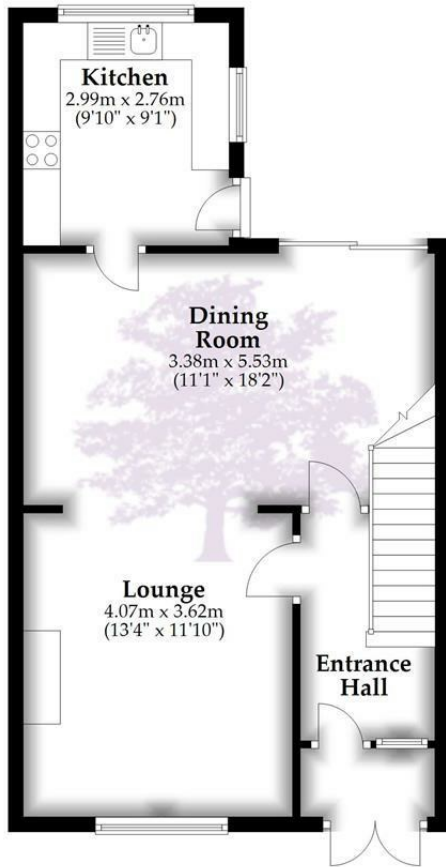
- Solar Panels - Owned
- Large Established Rear Garden
- Garage & Large Driveway
- Well-Presented Throughout



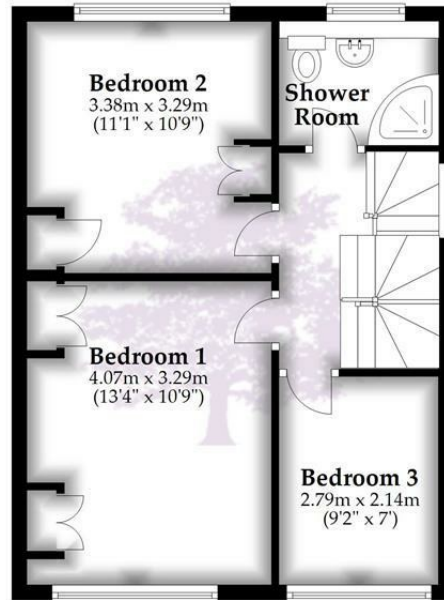
GUIDE PRICE £430,000



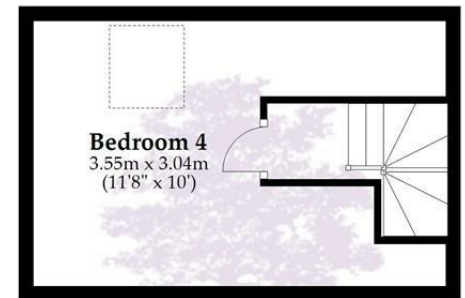
Ground Floor



First Floor



Second Floor



Total area: approx. 111.6 sq. metres (1200.8 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.

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