







45 CROCKERNE DRIVE, BS20 0LB

GUIDE PRICE £389,950

On the first floor, there are three well-proportioned bedrooms. The main bedroom is situated to the front and benefits from an attractive media wall, creating a stylish and relaxing space. The second bedroom overlooks the rear garden and includes built-in storage, while the third bedroom is a good-sized single room with a front aspect. This would make an ideal nursery, dressing room or home office, depending on individual requirements. The modern family bathroom is fitted with a three-piece suite, comprising a P-shaped bath with shower over, low-level WC and vanity-style wash basin with useful storage beneath. A front-facing window provides natural light and ventilation.

Outside, the property continues to impress. The private rear garden is a generous and attractive outdoor space, enclosed by mature trees which provide a pleasant degree of privacy. There is ample room for outdoor seating, dining and relaxation, with the decked area providing an ideal spot for enjoying the garden. A particularly useful feature is the direct access from the garden into the double-length garage, which also benefits from windows allowing natural light inside.

To the front, a generous driveway provides excellent off-road parking for multiple vehicles, a real advantage for a property of this type. A convenient side gate also provides access between the front and rear gardens.

The location is another important consideration. Pill is a popular village offering a good range of local amenities, with Bristol and the surrounding areas readily accessible by road. The planned railway station at Pill is an exciting prospect for the village and is expected to provide an additional public transport connection, further enhancing its appeal to commuters and buyers seeking convenient access to Bristol and beyond.

There is also potential for future extension or adaptation, subject to obtaining the necessary planning permissions and building regulations, giving prospective purchasers the opportunity to consider how the property might evolve with their changing needs.

OUTSIDE

The property continues to impress. The private rear garden is a generous and attractive outdoor space, enclosed by mature trees which provide a pleasant degree of privacy. There is ample room for outdoor seating, dining and relaxation, with the decked area providing an ideal spot for enjoying the garden. A particularly useful feature is the direct access from the garden into the double-length garage, which also benefits from windows allowing natural light inside.

TANDEM GARAGE & DRIVEWAY

The property benefits from direct access into the double-length garage, which also has windows allowing natural light inside. To the front, a generous driveway provides excellent off-road parking for multiple vehicles, while a convenient side gate connects the front and rear gardens, adding further practicality and ease of access.

LOCATION

Crockerne Drive is situated within the popular village of Pill, a well-established community on the outskirts of Bristol, offering a convenient balance between village living and accessibility to the city. Pill has a range of local amenities catering for day-to-day needs, together with a selection of independent businesses, shops and places to eat, creating a welcoming village atmosphere. The village is particularly well placed for access to Bristol, with road connections providing convenient routes towards the city centre, the M5 motorway and the wider motorway network. This makes the location appealing to commuters and those who need to travel regularly for work or leisure. Pill also benefits from its position close to the beautiful North Somerset countryside and the nearby coastline, providing opportunities for walking, cycling and enjoying the outdoors.

The surrounding area offers a variety of countryside and waterside settings, while the neighbouring towns and villages provide further amenities and leisure facilities. An exciting future addition for the area is the planned Pill railway station, which is expected to improve public transport connectivity and provide another option for travelling into Bristol and beyond. This is an attractive prospect for the village and may further enhance its appeal to buyers looking for convenient transport links.

MATERIAL INFORMATION

Tenure: Freehold

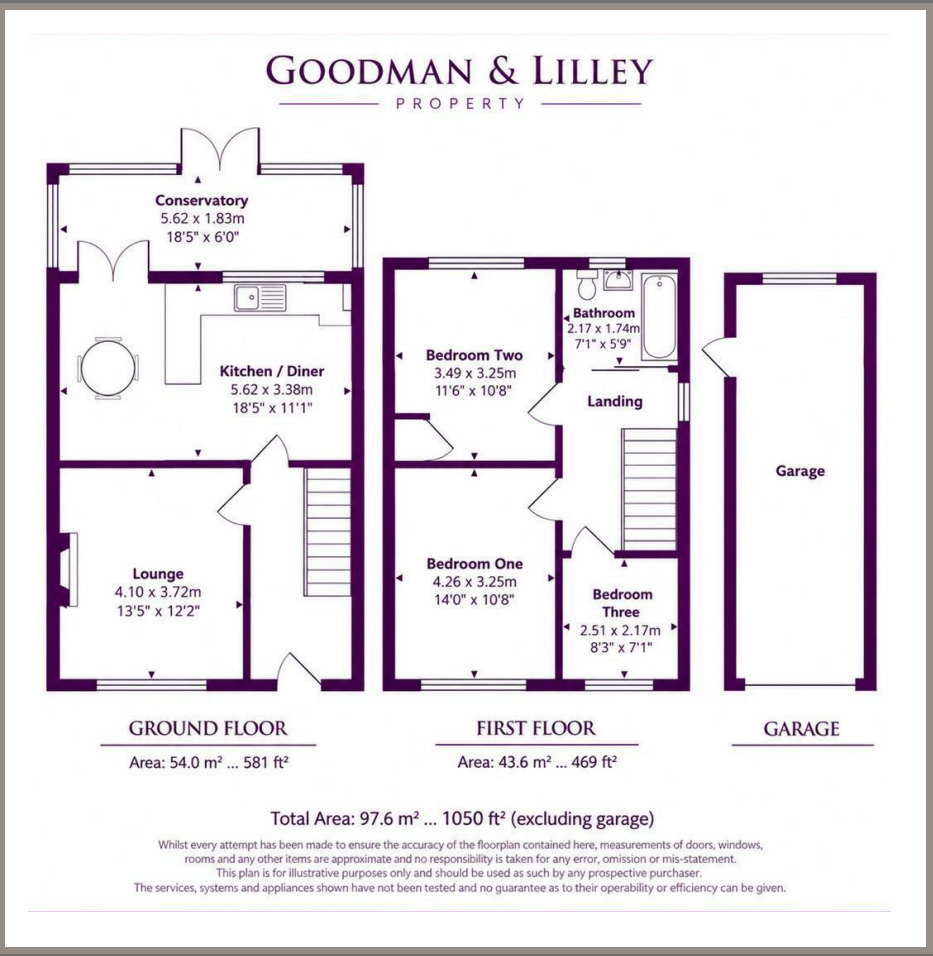
Council Tax Band: C

Council Tax Charge: £2,296.64 (2026/2027)

EPC Rating: D

Mains Services Connected: Gas, electric, sewerage and water

Broadband and Mobile Coverage: Buyers are advised to check availability and coverage with their preferred providers.



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- Three-bedroom semi-detached home in popular Pill.
- Approximately 1,050 sq ft of accommodation.
- Modern open-plan kitchen and dining area.
- Large Private rear garden with generous decked area.
- Potential to extend, subject to necessary permissions.
- Beautifully presented and modernised throughout.
- Convenient Bristol links and planned Pill railway station.
- Light-filled conservatory overlooking the rear garden.
- Double-length garage and ample driveway parking.

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

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