GOODMAN & LILLEY



62 CROCKERNE DRIVE, PILL, BS20 0LE

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PILL, BS20 0LE

Approached via a level driveway, the property is pleasantly set back from the road, with the adjoining front garden creating an attractive approach and providing an additional sense of privacy.

Upon entering, a useful entrance porch opens into a spacious and welcoming hallway, with stairs rising to the first floor and doors providing access to the principal ground-floor rooms. The bright and comfortable living room features a fireplace and double doors opening into the dining room, creating an excellent flow between the two spaces whilst retaining the option to enjoy them as separate rooms. Positioned to the rear, the dining room enjoys a pleasant outlook over the garden and provides direct access to the adjoining kitchen.

The well-appointed kitchen is fitted with a range of units and benefits from an integrated eye-level double oven and gas hob, together with space and plumbing for a fridge/freezer, washing machine and dishwasher. A window provides natural light, while a door opens directly onto the rear patio and garden beyond. For those looking to create a more open-plan arrangement, the kitchen and dining room offer potential to be combined into a generous kitchen/dining and family space, enjoying an outlook over the rear garden, subject to the necessary consents.

Ascending the stairs to the first floor, the bedrooms and shower room are arranged around a central landing, which also benefits from an airing cupboard and access to the loft. The property offers two generous double bedrooms, positioned to the front and rear respectively, with both benefiting from useful built-in storage. A further single bedroom provides a versatile space, ideally suited as a child's bedroom, nursery or home office.

Completing the first-floor accommodation is a modern shower room, finished with fully tiled walls and flooring. The suite comprises a generous walk-in double shower and fitted cabinetry incorporating the wash basin and WC, while a window overlooking the rear provides natural light and ventilation.

## GARDEN

The property benefits from a generous and level rear garden, featuring a patio area directly accessible from the kitchen, providing an ideal setting for al fresco dining during the warmer months. The patio leads onto a lawn bordered by mature planting, with an additional decked area positioned to the rear. From the garden, access is provided to the integral walkway, which conveniently connects through to the front of the property, driveway parking and garage.

## GARAGE & DRIVEWAY

The property further benefits from an integrated garage and driveway parking.

## LOCATION

Situated in the heart of the popular village of Pill, the property enjoys a convenient position within easy reach of a variety of local amenities, including shops, cafés and everyday services. The village is well known for its welcoming community atmosphere and offers an appealing balance of village life and accessibility.

The location also benefits from excellent transport connections, providing convenient access to Bristol city centre, Portishead and the surrounding areas. A selection of well-regarded primary and secondary schools can also be found nearby, making Pill a popular choice for families and those seeking a well-connected village setting.

## AGENT NOTES

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Council Tax Band: C

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440





















# FLOORPLAN



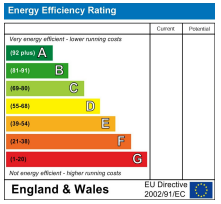

3 Bedrooms
Tenure - Freehold

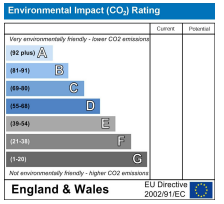
1 Reception Rooms
Total 1271.00 sq ft

1 Bathrooms
Council tax band - C

- Semi-Detached Home
- Two Reception Rooms
- No Onward Chain
- Garage & Driveway Parking

- Three Bedrooms
- Approx. 1271 Sq.Ft
- Enclosed Rear Garden
- Close to Local Schools & Amenities




GOODMAN & LILLEY

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Opening hours vary slightly in each office
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