



35 HARDWICK ROAD,
PILL, BS20 0DB

**GOODMAN
& LILLEY**







35 HARDWICK ROAD

PILL BS20 0DB

GUIDE PRICE

£310,000

An extended three bedroom semi-detached family home situated on a generous plot in highly sought-after village of Pill.

The current owners of the property have extended the property to the front of the property and now offers good-sized living accommodation arranged over two floors. On entering the property you're greeted with an inviting entrance hall, light and airy in its appearance with doors opening to principle rooms. The living occupies the front elevation of the property and benefits from the extension to the front offering extra living space. The dining room sits along the rear elevation of the property and enjoys views over the rear garden. From the entrance hall there is access to the downstairs shower room/WC. The utility room and kitchen is located to the side of the property and has direct access to the conservatory which enjoys views over the rear garden. To the first floor are three bedrooms and a WC that serves the accommodation on this floor. Externally, the property benefits from a spacious rear garden mainly laid to lawn and mature front garden with driveway providing off street parking for a number of vehicles leading to the front of the property and the garage.

Set in the heart of the village and within strolling distance to the local Crockerne Primary School, Heywood Doctors Surgery and village shops, it's the ideal purchase for the growing family. Professional couples looking to escape the hustle and bustle of the city will be attracted to the ease of access to the motorway network & central Bristol approximately only 8 miles away with the trendy Clifton shops and bars even closer.

With a shortage of properties available in the village and with homes of this size and condition selling fast, Goodman & Lilley anticipate a good degree of interest, call one of our property professionals to arrange your appointment to view.

Call, Click or Come in and visit our experienced sales team- 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 strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Accommodation Comprising:

- Semi-Detached Family Home
- Kitchen & Utility Room
- Garage & Driveway
- Extended Accommodation
- Conservatory
- Popular Village Location
- Two Reception Rooms
- Generous Rear Garden
- Further Potential To Extend

Entrance Hall

Secure uPVC double glazed front door opening to the entrance hall, light-filled and of a good size with a uPVC double glazed window to the front aspect, radiator, staircase rising to the first floor landing, under stairs storage cupboard, doors opening to principle rooms.

Living Room

A good-sized reception room, light-filled room that has enjoyed being extended across the front elevation offering extra living space. uPVC double glazed window to the front aspect, radiator, gas living flame fire with tiled inset and attractive timber fire surround, TV point.

Dining Room

uPVC double glazed window to the rear aspect overlooking the rear garden, radiator, ample space to position a family-sized dining room table and chairs, uPVC French doors opening to the rear garden.

Shower Room

Fitted with a three piece suite comprising; low-level WC, double shower enclosure with mains drench shower and hand shower attachment, vanity wash hand basin with storage unit beneath, internal uPVC double glazed window to the rear aspect.

Kitchen

Fitted with a comprehensive range of wall, base and drawer units with roll-top work surfaces over incorporating a single bowl sink and drainer unit,

hose mixer tap, tiling to splash prone areas, 5-ring ceramic hob with extractor hood, electric fan assisted oven, radiator, ceramic tiled flooring, recessed ceiling downlighting, two skylight windows floods the kitchen with natural light, door to the utility room, open-plan to the conservatory.

Utility Room

Fitted with a corner wall and base unit roll-top work surfaces over incorporating a single bowl sink and mixer tap, spaces for the dishwasher, washing machine, tumble dryer and the fridge/freezer, tiling to splash prone areas, double glazed windows to both the front and side aspects, access to roof space via loft hatch.

Conservatory

Pitched uPVC conservatory with uPVC double glazed windows and uPVC French doors opening to the rear garden, ceramic tiled floor.

First Floor Landing

With doors opening to the bedrooms and the WC, storage cupboard, access to roof space via loft hatch.

Master Bedroom

uPVC double glazed window to the front aspect, radiator, storage cupboard.

Bedroom Two

uPVC double glazed window to rear aspect, radiator.

Bedroom Three

uPVC double glazed window to front aspect, radiator, TV point.

WC

Fitted with low-level WC, slim-line vanity wash hand basin with storage beneath, uPVC double glazed window to the rear aspect.

Outside

The gardens are the crowning feature to this wonderful property which lie to the rear of the property and enjoy a north-easterly orientation. The gardens are predominantly laid to an expanse lawn and established borders with an array of deep planted flowering shrubs and trees including an eating apple tree. A deep paved patio with timber decked seating areas extends across the back of the property providing ample space to sit back and relax and enjoy the garden and vistas. This seating space can be easily accessed via the French doors from the dining room and conservatory.

Garage & Driveway

The driveway is approached over two-five bar swing-gates providing generous off-road parking for numerous vehicles. The garage has an up and over door, light and power connected.





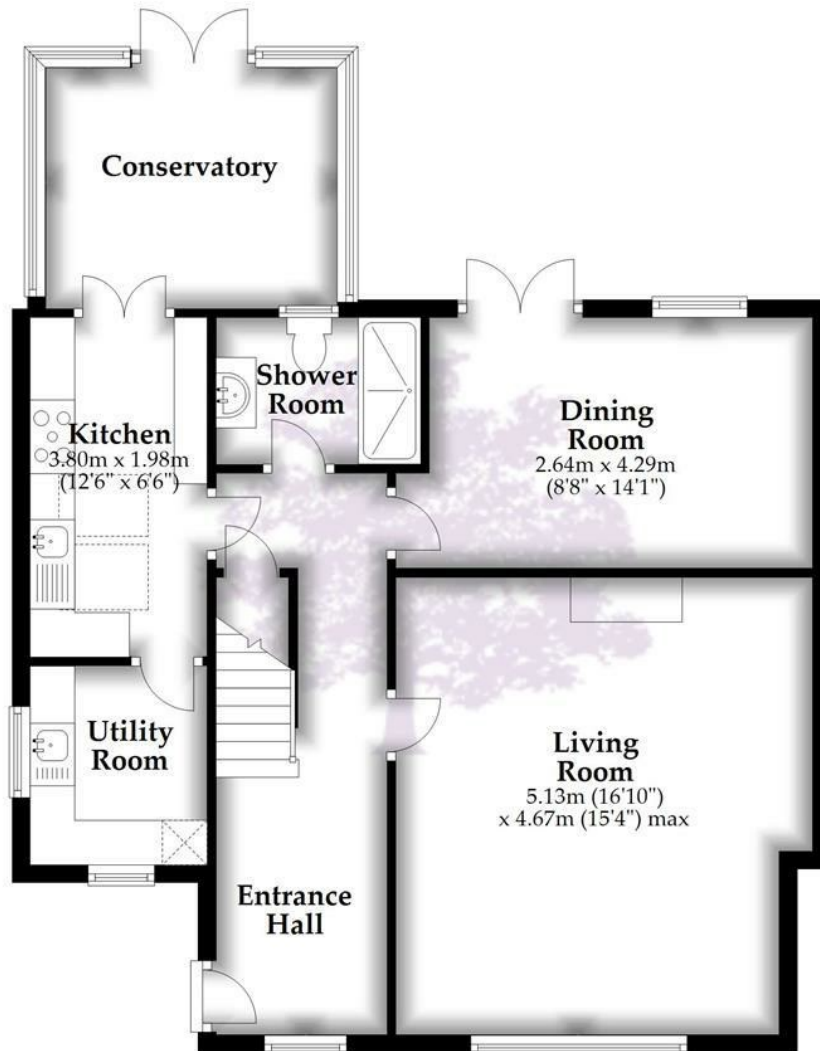


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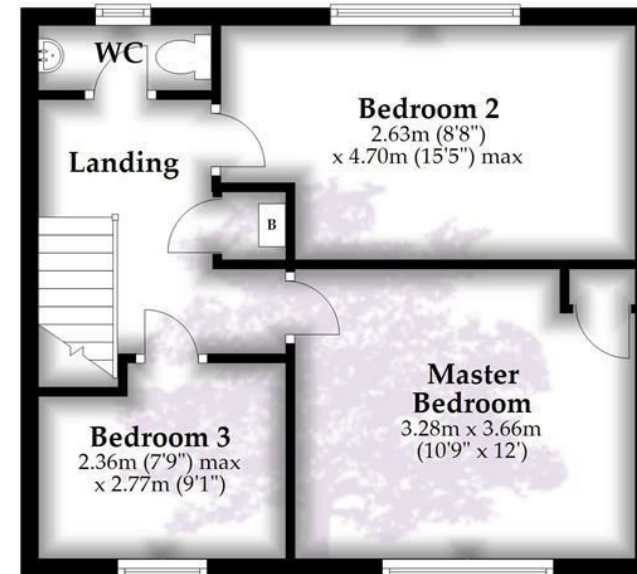
Ground Floor

Approx. 74.1 sq. metres (798.0 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Total area: approx. 114.3 sq. metres (1230.3 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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