



49 CRANMOOR GREEN,
PILNING, BS35 4QF

GOODMAN
& LILLEY







49 CRANMOOR GREEN

PILNING BS35 4QE

GUIDE PRICE
£475,000

A superb detached four bedroom family home in a popular village location on the edge of Bristol with good sized garden, drive way parking and garage.

This is an excellent home should be viewed at your earliest convenience to avoid disappointment call today.

Location

The village of Pilning is located approximately 4 miles from Bristol, The Mall at Cribbs Causeway and has excellent access to the M4/M5 corridor. The village has a local convenience store and access into Bristol City via train from the nearby Severn Beach Station and buses. Pilning has a local primary school and is situated within the Marlwood secondary school catchment area.

Accommodation

Please see the floorplan for room measurements and the layout.

Ground Floor

Entrance Hallway

Stairs to the first floor with storage below, doors to ground floor accommodation.

Sitting Room

A generous main reception room with double glazed windows and double doors to the rear, fireplace, attractive fitted flooring, dado rail and coving to the ceiling.

Dining Room

Currently used as a fifth bedroom the dining room is at the front of the house with double glazed window and fitted wood effect flooring.

Home Office / Study

With double glazed window to the front aspect, fitted wood effect flooring.

Downstairs Cloakroom / WC

Fitted with WC and wash basin.

Kitchen

A modern fitted kitchen with wall and base storage units, work surfacing over, one and a half bowl sink and integrated appliances. Double glazed double doors to the rear and door to a utility room.

Utility Room

Fitted storage and work surfacing, double glazed window to the rear and door to the side, door to the garage.

Conservatory

The conservatory is a superb room on the rear of the property with ample space and double doors out onto the gardens. Double doors from the kitchen and sitting room provide access from the house.

First Floor

Landing

With doors to the first floor accommodation and built in storage cupboard.

Bedroom One

Double glazed window to the front aspect, space for wardrobes and door to an en suite shower room.

En Suite

Fitted with a modern suite including a shower cubicle, wc and wash basin with a double glazed window to the front of the house.

Bedroom Two

Double bedroom with double glazed window to the front aspect.

Bedroom Three

Double bedroom with double glazed window to the rear.

Bathroom

Fitted modern suite comprising bath with shower fitted over, wc and wash basin, heated towel rail / radiator, tiled surrounds and double glazed window to the rear.

Bedroom Four

Double glazed window to the rear aspect.

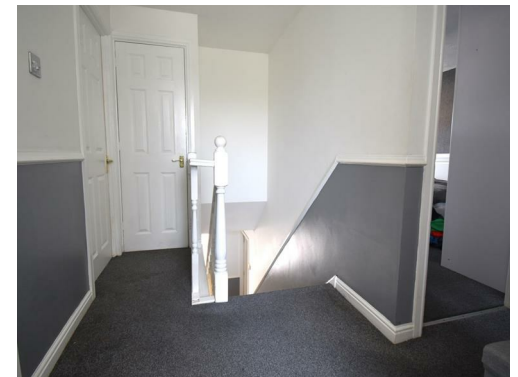
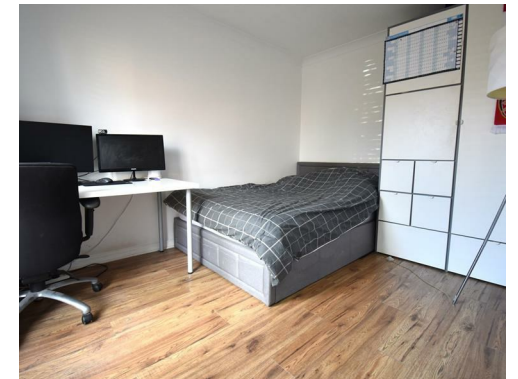
Outside

Front Garden

To the front of the house set it back are two lawn areas and driveway parking for 3 cars also providing access to the garage. Gated access to the rear garden.

Rear Garden

The house has the added benefit of one of the biggest gardens on the development that offers a generous south facing, sunny lawn and patio areas.



- Superb Detached Family Home
- Village Location Close to Bristol

- Four Bedrooms
- Popular Modern Development

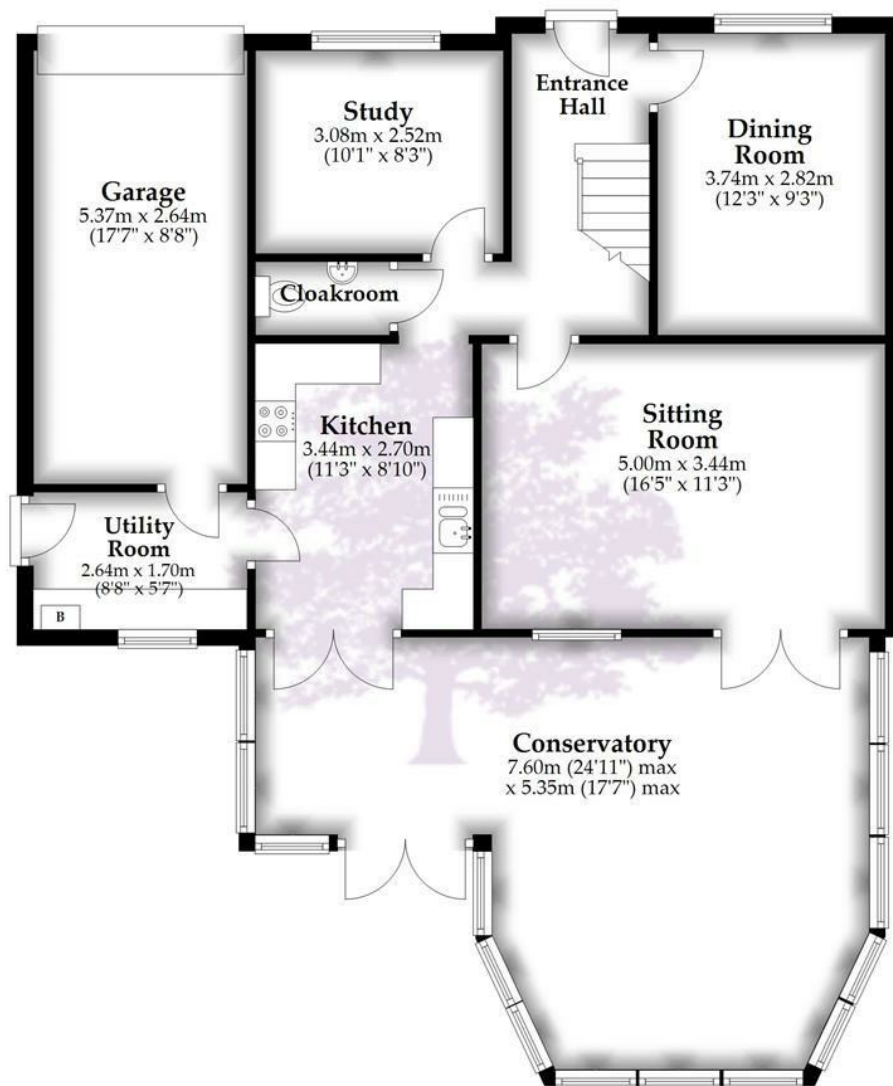
- Master Bedroom with En Suite
- Gardens/Garage and Driveway





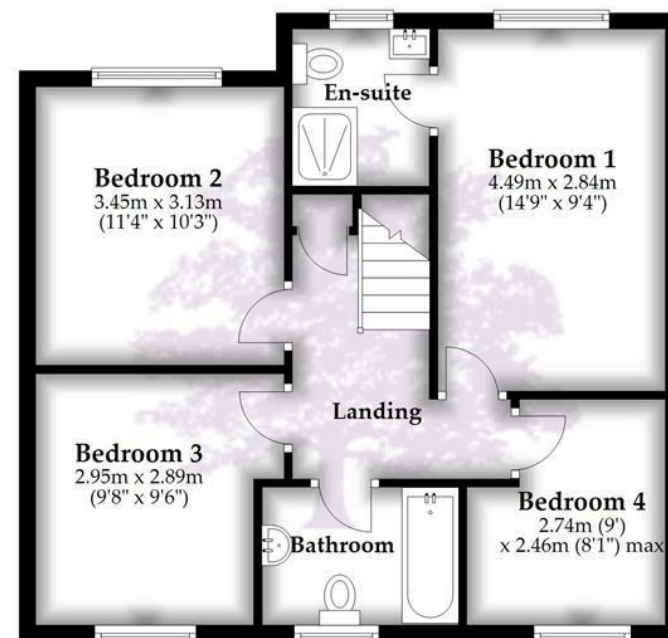
Ground Floor

Approx. 108.1 sq. metres (1163.5 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.1 sq. feet)



Total area: approx. 162.5 sq. metres (1749.6 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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