

Milburys
SALES LETTING MANAGEMENT

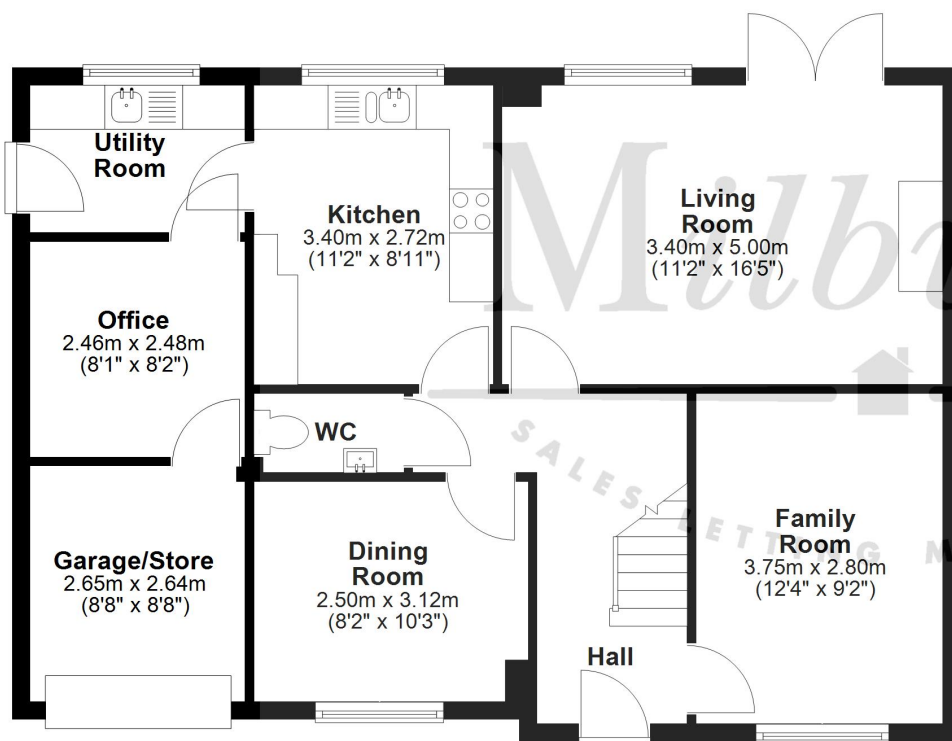


2 Cranmoor Green, Pilning, South Gloucestershire BS35 4QF

£510,000

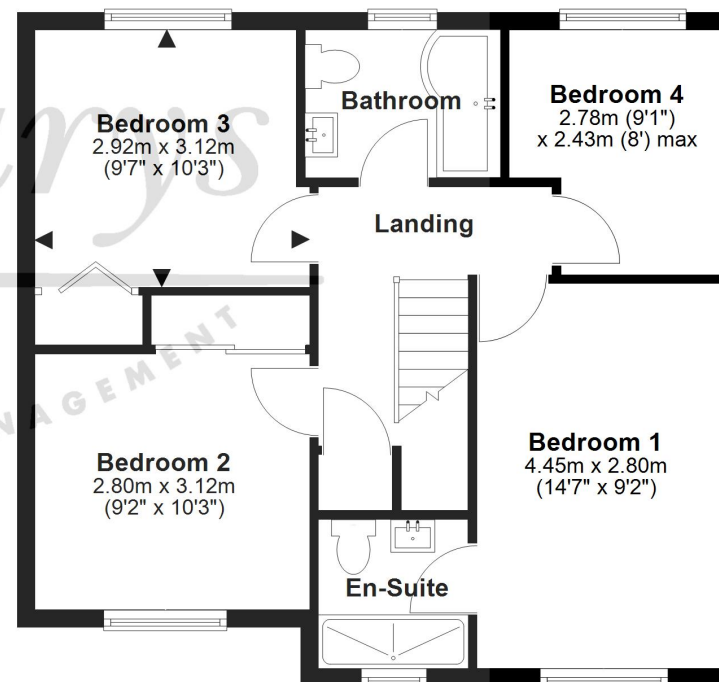
Ground Floor

Approx. 74.2 sq. metres (799.1 sq. feet)



First Floor

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



Total area: approx. 128.7 sq. metres (1385.2 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

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A beautifully positioned and immaculately presented four-bedroom, detached home in the sought-after village of Pilning. Ideally located just a short distance from The Mall at Cribbs Causeway, the M5, and the train station at nearby Severn Beach. This lovely family home is perfectly suited for commuters while offering excellent access to a wide range of local amenities. The property boasts fantastic curb appeal, with a welcoming entrance hall leading into a bright and elegantly presented living room, complete with French doors opening onto the rear garden. To the front, the versatile dining room and secondary family room provide additional reception space, ideal family life and entertaining. The well-appointed kitchen features a range of wall and base units, integrated appliances, plus a separate utility room enhancing everyday practicality. A clever garage conversion offers valuable additional home office/playroom space, whilst retaining essential storage behind the up and over door. Upstairs, there are four well-proportioned bedrooms, including three generous doubles, two with built-in wardrobes and a comfortable single. The principal bedroom benefits from a stylish en-suite shower room, plus the modern family bathroom. Externally, the beautifully landscaped rear garden provides the perfect setting for relaxation or entertaining, with a patio area and established borders enhancing a well-maintained lawn. To the front, there is ample off-street parking for up to four vehicles. This carefully maintained home combines practical living with stylish presentation—early viewing is highly recommended!

Situation

The village of Pilning is situated approximately 3 miles to the northwest of M5 J17 along the B4055, convenient for The Mall, Bristol North/West and the M4/M5 interchange. The A403 connects with the Severn Bridge at J1 of the M48. There is a rail-link 1.5 miles away in Severn Beach which connects to Clifton Down and Temple Meads stations. The village has a church, a pub, a village shop with post office and St. Peters Primary School www.stpetersprimary.co.uk. The nearest secondary school is Marlwood School at Alveston www.marlwood.com.

Property Highlights, Accommodation & Services

- Detached Four Bedroom Family Home With Versatile Reception Space
- The Perfect Location For Commuting, Country Strolls And Those With Young Families
- Living Room, Separate Dining Room, Family Room & Office • Well-Appointed Kitchen With Integrated Appliances
- Principle Bedroom With En-Suite Shower Room • Beautifully Landscaped Rear Garden With South-Westerley Aspect
- Four Parking Spaces And Garage Storage • Benefits Include Gas Central Heating & UPVC Double Glazing • Separate Utility Room

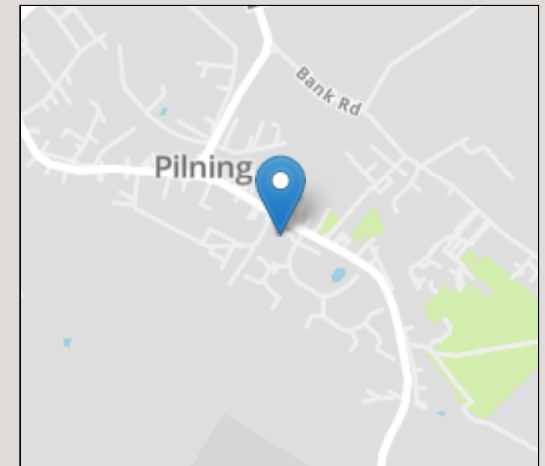
Directions

From the traffic lights on the A403 at Pilning, turn into Redwick Road. Continue on that road for a few hundred yards as it becomes Cross Hands Road and Cranmoor Green can be found on your right. Once into the cul-de-sac take the immediate first right and No.2 will be the second along on the left hand side.

Local Authority & Council Tax - South Gloucestershire - Tax Band E

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



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