

Milburys

SALES LETTING MANAGEMENT

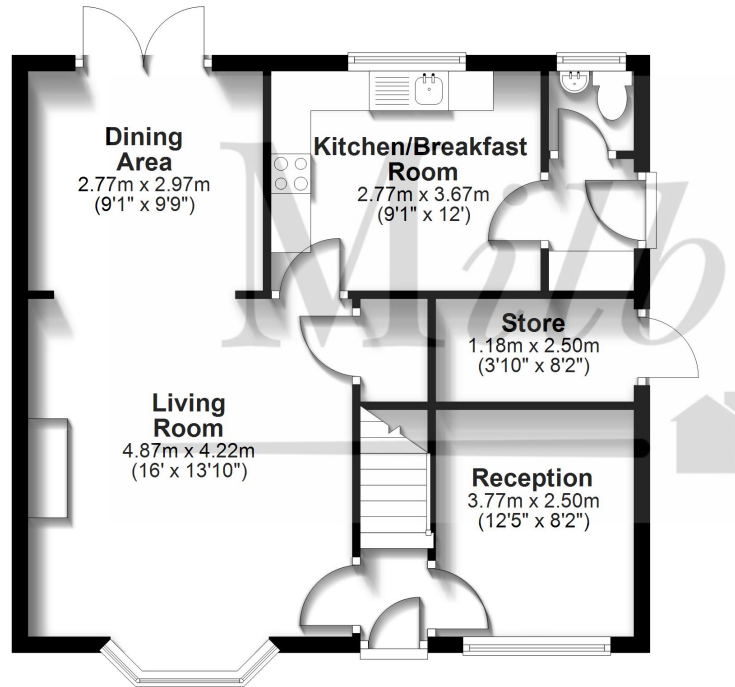


46 Cranmoor Green, Pilning, Bristol, Gloucestershire, BS35 4QF

£430,000

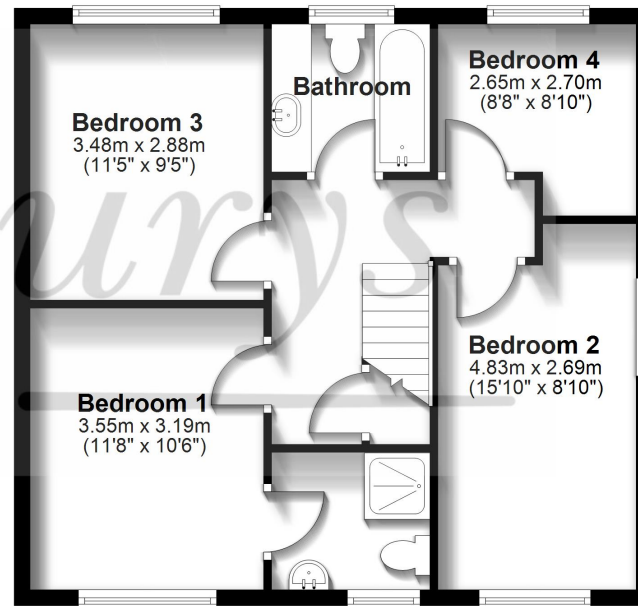
Ground Floor

Approx. 58.0 sq. metres (624.4 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.6 sq. feet)



Total area: approx. 118.9 sq. metres (1280.0 sq. feet)

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



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Presenting to you, a perfectly positioned and immaculately presented four bedroom, two bathroom detached property in the village of Pilning. Just a short distance from The Mall, Cribbs Causeway and all the fabulous amenities it has on offer and the M5, which would be great for the commuters and not forgetting the train station in nearby Severn Beach. Upon entry, to the right, a sitting room to relax in or perhaps a versatile playroom or office and to the left, you will find the lounge/diner, a real hub to the home. With a bay window to the front, a modern fireplace focal point and French doors opening out to the enclosed rear garden which boasts mature shrubs, trees, lawn and sitting area fabulous for sunny days. Moving on to the kitchen/breakfast room, a modern shaker style design benefitting from a separate utility. The cloakroom completes the first floor. On the first floor, you will find four bedrooms, three doubles and one single. The principal bedroom is of a great size and benefits from an ensuite shower room. The family bathroom has shower over bath and fitted vanity unit. To the front of the property, a double driveway for two cars. We look forward to hearing from you to arrange your viewing.

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

- Perfectly Presented Four Bedroom Detached Property In A Village Location
- Three Double Bedrooms And One Single
- Spacious Lounge/Diner With Bay Window And French Doors
- Kitchen/Breakfast Room With Separate Utility
- Additional Reception Room/Sitting Room
- Principal bedroom with Ensuite Shower Room
- Fitted Family Bathroom With Shower Over Bath
- Cloakroom
- Enclosed Rear Garden Laid Mainly To Lawn And Generous Patio Area With Mature Plants And Shrubs
- Double Driveway Parking To The Front

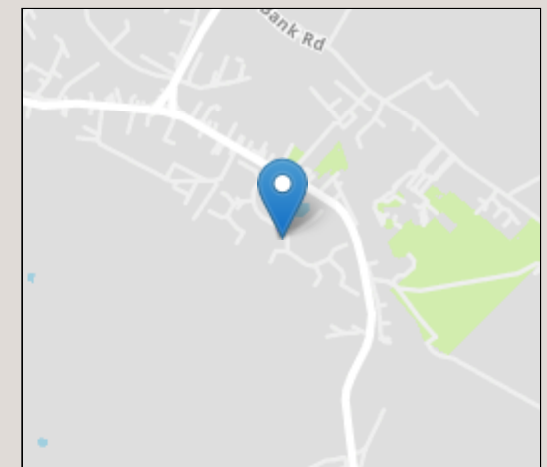
Directions

From the traffic lights on the A403 at Pilning, turn left onto Redwick Road continue on that road for a few hundred yards as it turns to Cross Hands Road and Cranmoor Green can be found on your right. Once into the cul-de-sac take the third right hand turning and follow the road round as it bends left and No.46 can be found in the bottom right hand corner.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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