

**Brambles, Crusty Lane, Pill, Bristol, Somerset. BS20 0AL**

**£550,000 Freehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT...NO ONWARD CHAIN! Nestled in the heart of Pill, Bristol, on the coveted Crusty Lane, this splendid four-bedroom detached house offers a perfect blend of elegance, comfort, and scenic beauty. Boasting a separate double garage and commanding breathtaking views of the River Avon, this residence is a true gem waiting to be discovered.

Situated in a peaceful neighborhood, this home provides a tranquil retreat from the hustle and bustle of city life while being conveniently close to local amenities and transportation links.

As you step inside, you are greeted by a well-designed layout. To your right, a modern and fully-equipped kitchen awaits, perfect for culinary enthusiasts. To the left, a spacious reception room welcomes guests, exuding warmth and hospitality. The main floor features a comfortable living room seamlessly connected to a dining area, creating an ideal space for entertaining and relaxation. A utility room adds to the practicality of daily living, offering ample storage and laundry facilities.

Upstairs, discover four generously sized bedrooms, each thoughtfully designed to provide utmost comfort and privacy. Natural light floods these rooms, enhancing the inviting atmosphere.

Step out from the living room onto a delightful decked area, perfect for alfresco dining or enjoying your morning coffee while taking in the captivating views. The deck seamlessly transitions into a lush lawned area, creating a charming outdoor oasis for relaxation and play.

With a separate double garage and parking to the front, this home has space for multiple vehicles

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached House
- Four Bedrooms
- Fantastic Views
- Double Garage
- Ample Parking
- EPC - D
- Gas Central Heating
- Cul De Sac Location
- Lounge/Diner
- No Onward Chain



## ROOM DESCRIPTIONS

### Entrance

Paved driveway leading up to UPVC double glazed door opening through to;

### Entrance Hall

Stairs rising to first floor landing, doors through to kitchen, reception room and living room/diner, radiator and under stair storage cupboard.

### Reception Room

10' 9" x 10' 10" (3.28m x 3.30m) UPVC double glazed window with front aspect, radiator.

### Kitchen

17' 4" x 6' 9" (5.28m x 2.06m) UPVC double glazed windows with front and side aspects, range of wall to base units inset one and a half bowl sink and drainer with mixer taps over, integrated gas hob with extractor fan over, integrated dish washer, integrated ovens, integrated microwave and integrated fridge freezer.

### Living Room/Diner

14' 9" x 10' 11" (4.50m x 3.33m) into 8' 1" x 14' 4" (2.46m x 4.37m) UPVC double glazed sliding doors to rear garden, UPVC double glazed window with rear aspect, radiator and fireplace.

### Utility Room/Cloakroom

8' 0" x 5' 6" (2.44m x 1.68m) UPVC double glazed obscure door leading to front, low level WC, heated towel rail, space and plumbing for washing machine and space for tumble dryer, integrated belfast sink, wall mounted boiler.

### Stairs Rising to First Floor

### Bedroom One

14' 10" x 10' 11" (4.52m x 3.33m) UPVC double glazed window with rear aspect and views over the river avon, radiator.

### Bedroom Two

10' 8" x 10' 9" (3.25m x 3.28m) UPVC double glazed window to front aspect, radiator.

### Bedroom Three

8' 2" x 13' 10" (2.49m x 4.22m) UPVC double glazed window to rear aspect with views over the river avon, radiator.

### Bedroom Four

6' 3" x 13' 9" (1.91m x 4.19m) UPVC double glazed window to front aspect, radiator.

### Bathroom

10' 9" x 6' 10" (3.28m x 2.08m) UPVC double glazed obscure window to side aspect, low level WC, vanity wash hand basin with storage up and to side, paneled bath with fitted shower attachment, low level bidet, enclosed corner shower with fitted shower attachment, heated towel rail.

### Double Garage

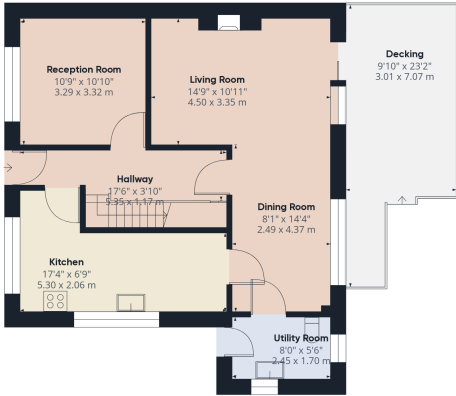
Power and lighting, radiator.

### Rear Garden and Side Garden

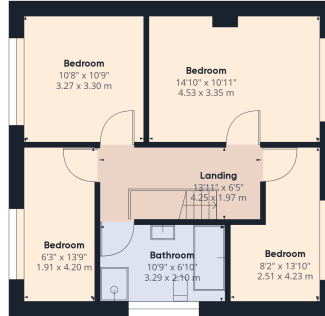
Fully enclosed rear garden mainly laid to lawn with beautiful decked area with views over the river avon, gate to side garden laid to lawn which has access to storage under property



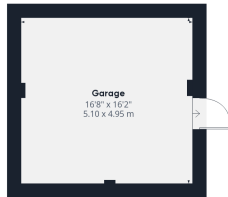
# FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>1)</sup>  
1579.52 ft<sup>2</sup>  
146.74 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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