



104 Barrowmead Drive, Lawrence Weston, BS11 0JN

£295,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

104 Barrowmead Drive, Lawrence Weston, BS11 0JN

Located in the desirable area of Lawrence Weston, this beautifully presented semi-detached house on Barrowmead Drive offers an ideal family home. With three well-proportioned bedrooms, this lovely property provides ample space for comfortable living. The two inviting reception rooms are perfect for both relaxation and entertaining, allowing for a versatile use of space.

The property consists of two good size reception rooms, a lovely fitted kitchen with a large gas range, three double bedrooms and a newly fitted bathroom, there is a lovely sunny garden to the rear and to the front is parking for 2 cars. There is also a Positive Input Ventilator system in the loft which eliminates condensation by introducing fresh filtered air into your home that replaces humid moist air.

One of the standout features of this home is its proximity to excellent schools, the popular "Our Lady of The Rosary" and "St Bedes" Roman Catholic schools making it an attractive option for families seeking quality education for their children. The location of this property is also just a few hundred yards from Blaise Castle and Kingsweston Estate.

For those with vehicles, the property offers parking for two cars, a valuable asset in today's busy world. Furthermore, the location provides easy access to all motorway links, M5/M4 motorway. The Train Station and Park and Ride are 10 minutes away in the village of Shirehampton making commuting and travel very convenient.

This charming house is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming community. Whether you are a first-time buyer or looking to relocate, this property is sure to meet your needs. Do not miss the chance to make this delightful house your new home.

Call us today on 0117 2130333 and talk with one of our property professionals to arrange an internal inspection.

Tenure: Freehold

Local Authority: Bristol City Council
Council Tax: B
Services: Electric, Water, Gas, Mains Drainage

- Three Bedroom Semi Detached house
- Close to all Amenities and Transport Links
- Lovely Enclosed Sunny Rear Garden
- Close to Great Schools
- Parking for 2 Vehicles
- New Bathroom

Location

The location of this property is just a few hundred yards from Blaise Castle and Kingsweston Estate. It is also ideally placed for the local Lidl store and the shops at Ridingleaze and the popular "Our Lady of The Rosary" and "St Bedes" Roman Catholic schools. Travel links are a benefit as there are good bus links to Cribbs Causeway and Bristol City Centre and there is easy access by car to the M5/M4 motorway. The Train Station and Park and Ride are 10 minutes away in the village of Shirehampton.

Entrance Hallway

Entrance via uPVC door, window to side, stairs rising to first floor.

Kitchen

11'2" x 10'11"
uPVC double glazed window to front and side aspect, uPVC door to side. Fitted with a range of wall and base units with roll top work surfaces, gas cooking range, one and a half bowl stainless steel sink with mixer tap over. Plumbing for washing mashine and tumble tryer.

Dining Room

7'4" x 10'11"
uPVC double glazed window to side aspect, door leading to rear garden, opening into the living room.

Living Room

10'2" x 18'3"
uPVC double glazed bay window to side aspect, window to rear aspect, open fireplace, radiator.

First Floor Landing

Doors to all rooms, access to loft space

Bedroom 1

11'4" x 14'0"
Window to front aspect, radiator, overstairs cupboard

Bathroom

New fitted bathroom comprising of: uPVC double

glazed window to side aspect, P shaped bath with shower over, modern sink with vanity unit under, low level wc, fully tiled,

Bedroom 2

10'8" x 9'6"
Window to side aspect, radiator

Bedroom 3

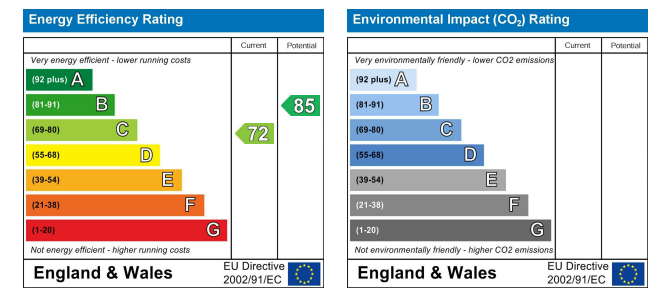
10'11" x 6'11"
Window to side aspect, radiator, cupboard

Gardens

The gardens to the rear are sunny and mostly laid to lawn with border plants and enclosed by fence panelling, there is a built in Trampoline, a shed and patio area at the bottom

Parking

There is parking to the front for 2 cars.

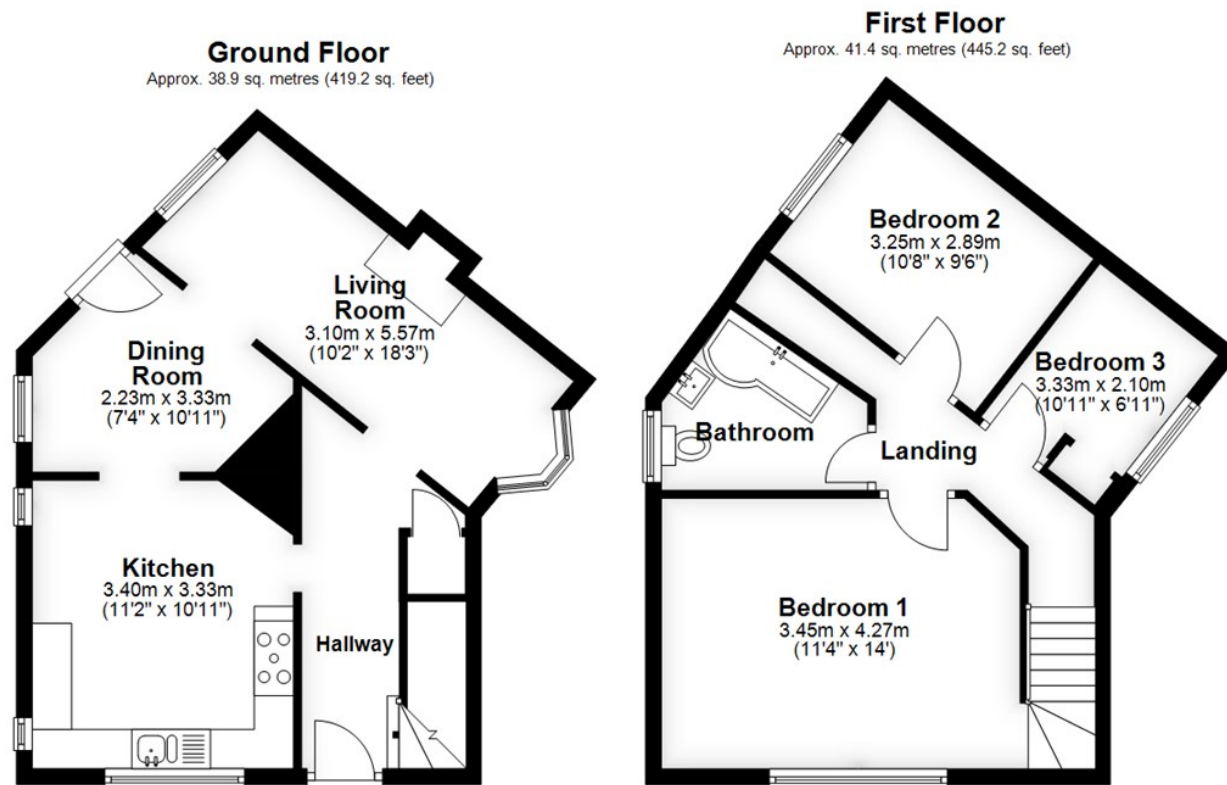


Bristol

9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333

www.goodmanlilley.co.uk





Total area: approx. 80.3 sq. metres (864.4 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.