



13A BROOKTHORPE AVENUE,  
LAWRENCE WESTON, BS11 0RA

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**GOODMAN  
& LILLEY**



THIS MODERN THREE-BEDROOM END OF TERRACE HOME, BUILT IN 2020, OFFERS STYLISH AND ENERGY-EFFICIENT LIVING IN THE POPULAR AREA OF LAWRENCE WESTON, BRISTOL. WITH AN IMPRESSIVE EPC RATING OF B, OWNED SOLAR PANELS AND WELL-PROPORTIONED ACCOMMODATION THROUGHOUT, THE PROPERTY IS AN IDEAL CHOICE FOR FAMILIES, PROFESSIONALS OR FIRST-TIME BUYERS.

### Property Description

Modern Three-Bedroom End of Terrace | Built 2020 | EPC Rating B | Solar Panels | Two Parking Spaces

Situated in the popular and growing area of Lawrence Weston, Bristol, this modern three-bedroom end of terrace home, built in 2020, offers stylish and energy-efficient living ideal for families, first-time buyers or professionals.

The property benefits from an impressive EPC rating of B and owned solar panels, making it an economical and environmentally friendly home with reduced running costs.

The ground floor comprises a comfortable lounge, a well-proportioned bathroom making excellent use of the available space and to the rear of the property is a modern kitchen/diner, offering ample storage and workspace, with views over and direct access to the low-maintenance rear garden, perfect for everyday living and entertaining.

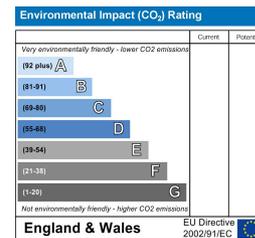
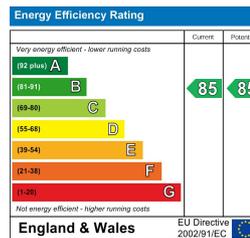
Upstairs, the property features three well-sized bedrooms, including a generous master bedroom complete with a private en-suite shower room. The remaining bedrooms are ideal for children, guests, or home office use.

Externally, the enclosed rear garden has been designed for low maintenance and further benefits from rear access to off-street parking

for two vehicles, a highly desirable feature for the area.

Conveniently located close to local amenities, schools, green spaces and transport links, the property provides easy access to Bristol city centre and surrounding areas.

Early viewing is highly recommended to appreciate the efficiency, location and modern finish this home has to offer.



- Modern three-bedroom end of terrace home built in 2020
- Owned solar panels – significantly reduced energy bills
- Contemporary kitchen/diner overlooking the rear garden
- Rear access parking for two vehicles

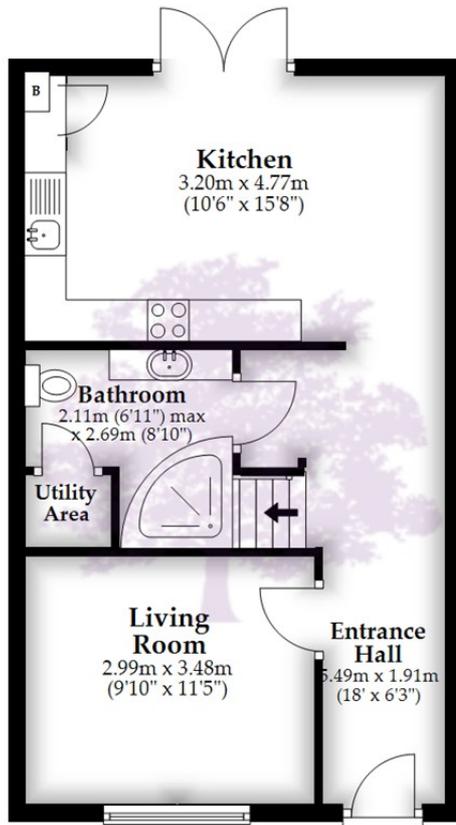
- Energy efficient property with an impressive EPC rating of B
- Master bedroom with en-suite shower room
- Well-designed ground floor bathroom
- Convenient access to local amenities, green spaces and transport links



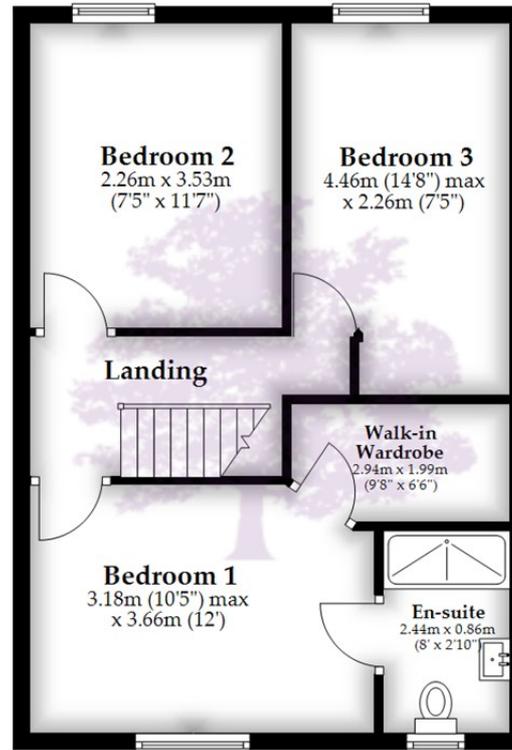
GUIDE PRICE £325,000



## Ground Floor



## First Floor



Total area: approx. 89.1 sq. metres (958.9 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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