



5 ROSE CLOSE,  
LAWRENCE WESTON, BS11 0GG

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**GOODMAN  
& LILLEY**



## Location

The property is a stones throw away from the popular St Bedes roman catholic school, the newly built Lidl and all the local shops and transport links. Blaise Castle and Kingsweston estate are both within walking distance. There are bus stops all within walking distance.

Viewing is highly recommended to fully appreciate the well maintained accommodation on offer here. Call, Click or Come in and visit our experienced sales team-0117 2130333 / shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: B

Services: Mains Water, Drainage and Electric.

## Property Description

An immaculately presented two-bedroom contemporary home, constructed in 2024 and offered with the remainder of a 10-year NHBC warranty. Maintained to an exceptional standard, this stylish property delivers refined modern living within a thoughtfully designed and highly efficient layout.

The home is entered via an inviting open hallway, setting an immediate sense of space and quality, and benefiting from a discreet ground-floor WC. The heart of the property is the

beautifully arranged from the lounge into the open-plan kitchen/dining room - a bright and elegant space ideal for both entertaining and everyday living. The kitchen offers excellent storage and preparation space, with French doors opening directly onto the garden, enhancing the flow between indoors and out.

Upstairs, the first floor hosts two generous double bedrooms, both finished to a high standard and offering flexibility for a range of buyers. A sleek, fully tiled contemporary bathroom completes the accommodation.

Outside, the enclosed rear garden has been carefully maintained and features a neat lawn and patio seating area. To the front, the property benefits from attractive planting and allocated parking.

Located on Rose Close, forming part of a modern development on the edge of Lawrence Weston near Lidl, the property enjoys excellent transport links to the city centre and Cribbs Causeway, with nearby woodland walks and convenient access to the M5 motorway.

An outstanding opportunity for buyers seeking a nearly new home that combines contemporary design, comfort, and effortless style.

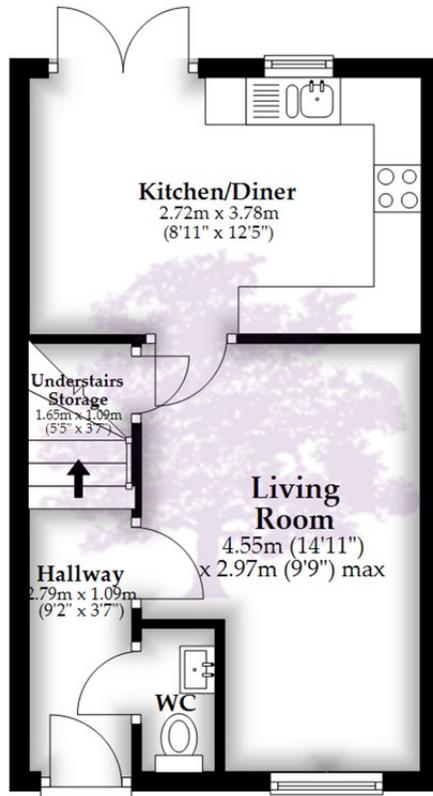
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- Immaculately presented two-bedroom home, constructed in 2024
  - Stylish open-plan kitchen, dining area ideal for modern living
  - French doors opening onto the rear garden, enhancing natural light
  - Sleek, fully tiled modern bathroom with shower over bath
  - Remainder of a 10-year NHBC warranty
  - Ground-floor WC for added convenience
  - Two spacious double bedrooms
  - Close to all Local Shops and Schools



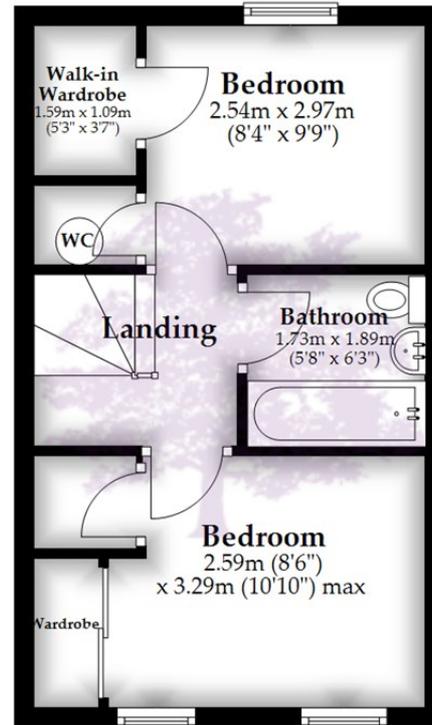
£295,000



## Ground Floor



## First Floor



Total area: approx. 59.6 sq. metres (641.2 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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