



41 CAPEL ROAD,  
LAWRENCE WESTON, BS11 0RD

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**GOODMAN  
& LILLEY**



LOCATED ON CAPEL ROAD IN LAWRENCE WESTON, BRISTOL, THIS DELIGHTFUL THREE-BEDROOM SEMI-DETACHED HOUSE OFFERS A PERFECT BLEND OF CONVENIENCE AND OPEN PLAN LIVING. THE PROPERTY BOASTS TWO INVITING RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINING. THE SIDE EXTENSION ENHANCES THE LIVING AREA, CREATING AN ADDITIONAL RECEPTION ROOM THAT CAN BE TAILORED TO YOUR NEEDS, WHETHER AS A PLAYROOM, STUDY, OR SECOND COSY LOUNGE.

### Entrance Hall and Porch

Front porch with composite door and uPVC double glazed windows to side aspects, tiled flooring, space for coats and shoes, stairs leading to first floor with built in storage.

### Lounge

uPVC double window to front aspect, radiator.

### Kitchen/Diner

Two uPVC double glazed windows to rear aspect, a mixture of eye level and ground level storage units with work top surfaces over, 1 and 1/2 sink with drainer and swan neck mixer tap over, gas hob with extractor over, built in oven, grill and microwave, space for American style fridge freezer, space for dishwasher and washing machine, radiator.

### Play Room

Composite front door and uPVC double glazed window to front aspect, downstairs w/c with hand wash basin and heated towel rail, vertical radiator, storage cupboard, spot lighting.

### Bedroom 1

uPVC double glazed window to rear aspect, storage cupboard, radiator.

### Bedroom 2

uPVC double glazed window to front aspect, storage cupboard, radiator.

### Bedroom 3

uPVC double glazed window to front aspect, storage cupboard, radiator.

### Bathroom

uPVC double glazed window to side aspect, panel bath with mixer bar temperature control and rainfall shower head over, low level toilet, hand wash basin, spot lighting.

### Gardens

The garden is designed to be low maintenance, offering a patio area, decking over two floors and an artificial grass area and two garden sheds, the front of the property offers two parking spaces and a lawned area.

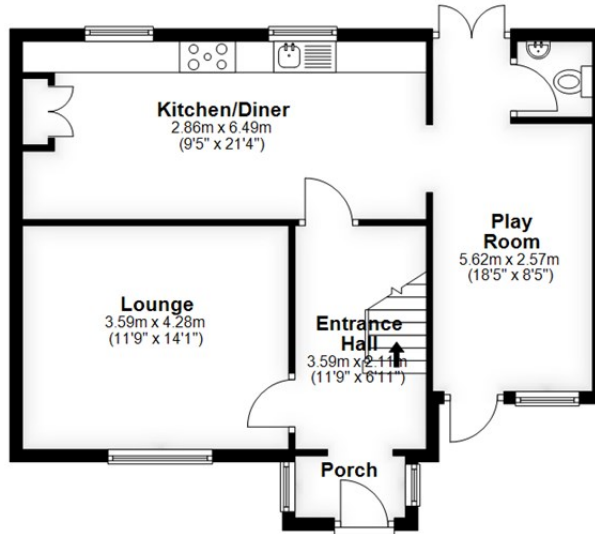
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- 3 Bedroom semi-detached home
  - Westerly facing low maintenance garden
  - Off street parking for two vehicles.
  - Spacious hallway and front porch
  - Council tax band - A
  - Side extension offering additional reception room & downstairs W/C
  - Spacious kitchen/diner with built in appliances
  - Walking distance to Ridingleaze amenities
  - Convenient transport links



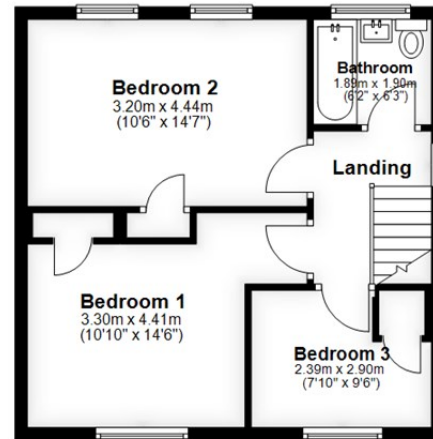
£295,000



**Ground Floor**  
Approx. 62.0 sq. metres (667.8 sq. feet)



**First Floor**  
Approx. 44.2 sq. metres (475.2 sq. feet)



Total area: approx. 106.2 sq. metres (1143.1 sq. feet)

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