



11 Campbell Farm Drive, Lawrence Weston, BS11 0LD

£265,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 11 Campbell Farm Drive, Lawrence Weston, BS11 0LD

This lovely 2 bedroom property comes to the market with No Onward Chain. The ideal first time purchase or investment sits on the hidden away cul-de-sac of Campbells Farm Drive. With short walks to the popular community farm and beautiful woodland walks that Blaise Estate and King Weston House has to offer.

To the ground floor there is a fitted kitchen/breakfast room. Along the entrance hall and past the ample under-stairs storage is the pleasing lounge space which catches the morning sun and opens up onto the low maintenance, private rear garden with parking to the front for 2 cars. Upstairs there are two bedrooms, the considerable master bedroom to the rear and the second bedroom to the front of the property. Off of the landing space which also provides the entrance to the loft is the bright and well kept family bathroom.

The cul de sac was constructed on the former farmland of Campbells Farm. The Farm was owned originally by the Miles family of Kingsweston and was known as Kingsweston Farm until the 1930's when it was listed as Campbells Farm. The original farm still stands today but is now various residential units.

The community also hosts a range of events throughout the year, including the annual Lawrence Weston Festival, which features live music, food stalls, and a range of family-friendly activities. The M5 and M4 motorways are both within easy reach, as well as the A4 Portway Park and Ride Bus service and a train service offered at Shirehampton Station. For those looking to travel further afield, Bristol International Airport is a mere 12 miles away and offers regular domestic and international flights. There are also good schools nearby.

Viewing is highly recommended to fully appreciate the location and lovely home on offer here.

Call, Click or Come in and visit our experienced sales team- / 01172310333

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: B

Services: Mains Water, Drainage, Gas and Electric.

- No Onward Chain
- uPVC Double Glazing
- Cul-de-Sac Location
- Close to Local Walks & LW Community Farm
- Great Catholic Schools Nearby
- Great Starter Home
- Parking to the Front
- New Gas System Installed in 2022
- Close to the Local Shops & Lidl Store
- Popular Cul-de-Sac Location

### Entrance Hall

Entrance via composite door leading into the hallway, greta size cupboard.

### Kitchen/Breakfast Room

9'5" x 9'4"

uPVC double glazed window to front aspect. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over, electric cooker, plumbing for washing machine, radiator.

### Living Room

11'3" x 13'1"

uPVC double glazed sliding patio doors leading into the rear garden, radiator, stairs rising to first floor.

### First Floor Landing

Access to loft space, doors leading to all rooms

### Master Bedroom

11'3" x 13'1"

Two uPVC double glazed windows to rear aspect, radiator, over stairs cupboard housing Combi-Boiler.

### Bedroom 2

9'5" x 6'7"

Window to front aspsect, Radiator

### Bathroom

6'2" x 5'10"

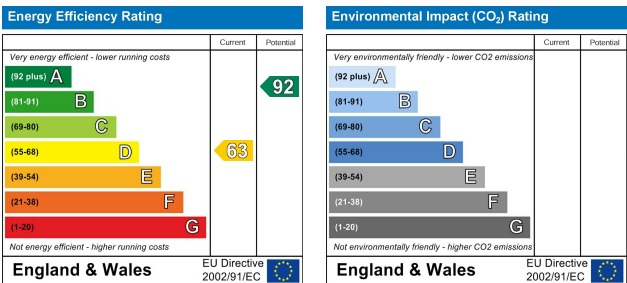
uPVC double glazed window to rear aspect, panel bath with shower over, modern pedestal sink with matching low level wc,

### Gardens

The gardens to the rear which is mainly laid to lawn with a raised decking area. There are mature plants and 2 storage sheds to the rear.

### Parking

There is parking to the front for 2 vehicles.



### Bristol

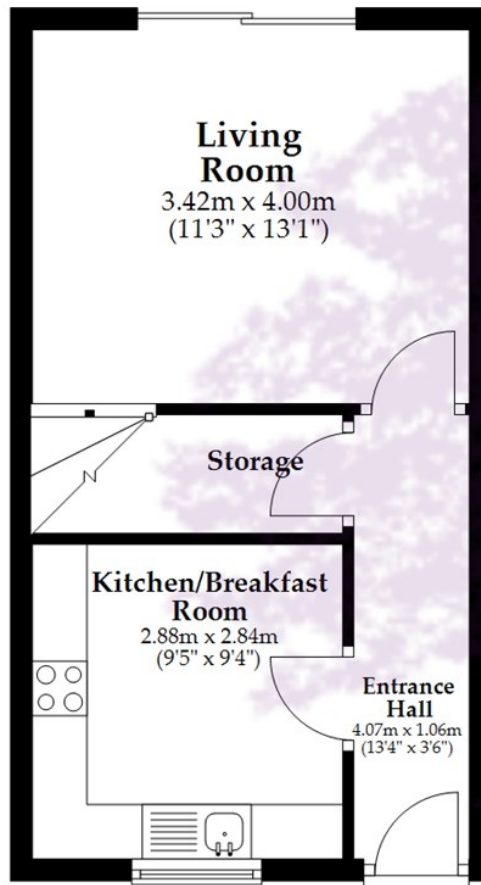
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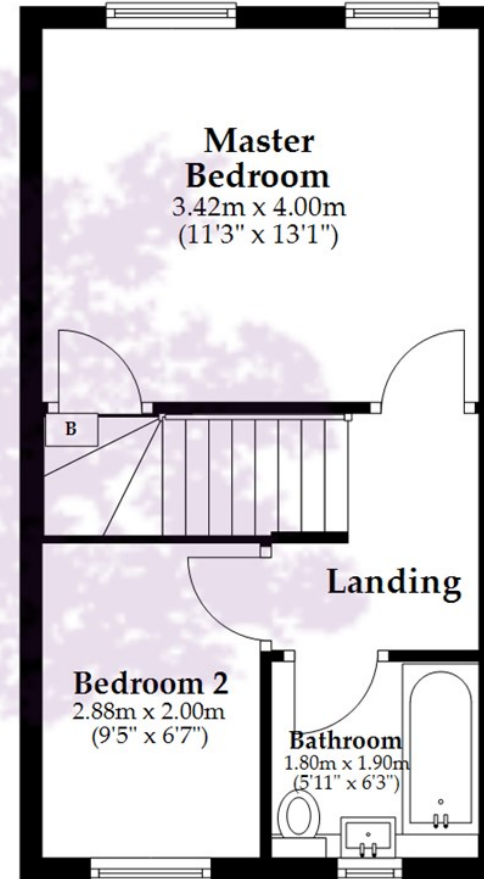
## Ground Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



## First Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



**Total area: approx. 60.7 sq. metres (653.2 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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