



21 BADENHAM GROVE,
LAWRENCE WESTON, BS11 0LW

GOODMAN
& LILLEY



LOCATED ON BADENHAM GROVE, LAWRENCE WESTON, THIS DELIGHTFUL SEMI-DETACHED HOUSE OFFERS A PERFECT BLEND OF COMFORT AND STYLE. WITH THREE WELL-PROPORTIONED BEDROOMS, THIS PROPERTY IS IDEAL FOR FAMILIES OR THOSE SEEKING EXTRA SPACE. THE TWO INVITING RECEPTION ROOMS PROVIDE AMPLE ROOM FOR RELAXATION AND ENTERTAINING, MAKING IT A WONDERFUL HOME FOR SOCIAL GATHERINGS.

Entrance Hall

Entrance via door into hallway, stairs rising to first floor

Living Room

Window to front aspect, feature fireplace, opening into kitchen via bi-fold doors

Kitchen/Breakfast Room

uPVC double glazed window and patio doors to rear aspect, door leading into utility room. Fitted with a range of high gloss units and work tops over. Fitted with a variety of integrated appliances to include, dish washer, fridge and freezer and microwave. One and a half bowl sink with mixer tap over, 5 burner gas hob with extractor hood over, electric oven.

Utility Room

2 uPVC doors to front and rear aspect, plumbing for washing machine.

First Floor Landing

Window to side aspect

Bathroom

Two windows to side aspect, corner shower cubicle, panel bath with centre waterfall tap, pedestal sink, low level wc,

Bedroom 1

Window to rear aspect, 2 cupboards, radiator

Bedroom 2

Window to front aspect, cupboard, radiator

Bedroom 3

Window to front aspect, radiator, Combi-Boiler

Gardens

There are gardens to the front and rear. The rear is lovely and sunny and backs onto fields. There is a storage shed and a wc. There is a large patio area at the bottom with a raised pond, an astro turf area with boundary fences.

Parking

There is parking to the front

-
- 3 Bedroom Semi-Detached House
 - 4 piece modern Bathroom
 - New Roof and Combi-Boiler
 - Lovely Sunny Rear gardens
 - Newly Fitted Kitchen
 - Close to all Schools and Shops

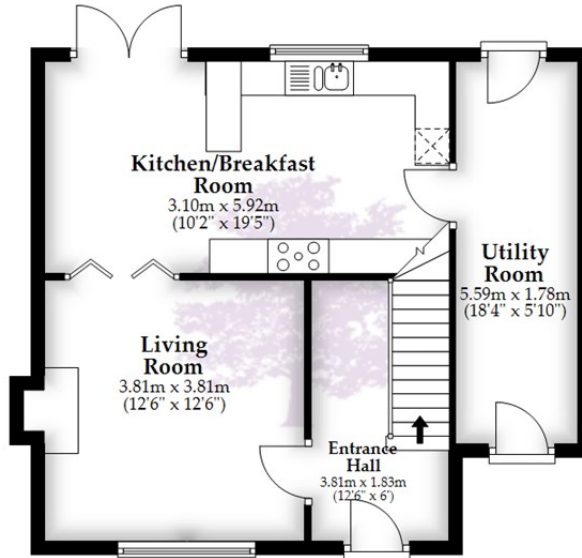


£295,000



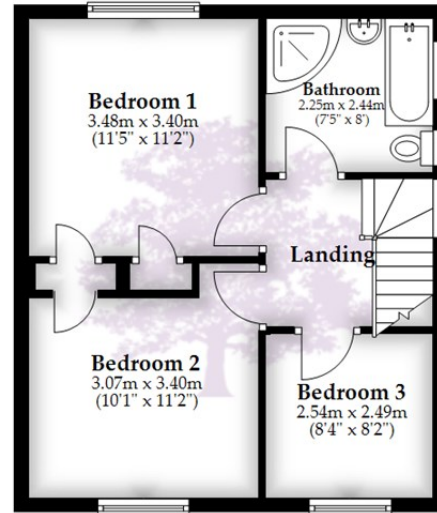
Ground Floor

Approx. 51.3 sq. metres (552.0 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.2 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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 & 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.