

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 rearm aspect, door leading intom 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 hlaf 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 form 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, rdaiator, 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









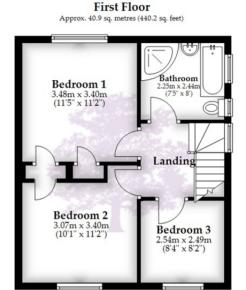








# **Ground Floor** Approx. 51.3 sq. metres (552.0 sq. feet) Kitchen/Breakfast Room 3.10m x 5.92m (10'2" x 19'5") 0.0 Utility Room 5.59m x 1.78m (18'4" x 5'10") Living Room 3.81m x 3.81m (12'6" x 12'6") Entrance Hall 3.81m x 1.83m



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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