



1 WESTON COURT KINGS WESTON LANE,  
LAWRENCE WESTON, BS11 0JE

---

GOODMAN  
& LILLEY



# MODERN COMFORT MEETS PRACTICAL LIVING – STUNNING 4-BEDROOM END-OF-TERRACE WITH GARDEN & PARKING

## Property Summary:

This spacious and well-presented four-bedroom end-of-terrace family home is set over three thoughtfully designed floors and offers over 1,000 sq ft of flexible living space. Located in a convenient residential area close to Blaise Castle Estate and Kings Weston House, the property boasts a blend of modern living, practical layout, and excellent transport links—making it a perfect choice for families, professionals, or investors alike.

The location is ideal, offering the best of both green space and city convenience. Nearby amenities include shops, schools, nurseries, leisure facilities, and excellent access to the M4/M5 motorway network, Bristol city centre, and The Mall at Cribbs Causeway.

The ground floor features a bright, open-plan layout with a generous kitchen/dining area, seamlessly connected to the lounge. French doors lead directly to the westerly-facing rear garden, combining patio and lawned area offering low-maintenance outdoor enjoyment. A downstairs WC adds convenience for guests and daily use.

Upstairs, the first floor offers a spacious master bedroom with dual-aspect windows and garden views, a modern family bathroom, and a fourth bedroom ideal for a nursery, guest room, or home office. The top floor includes two further double bedrooms and a stylish shower room, offering ideal separation for family members or visitors.

Externally, the property benefits from off-street parking, a gated side entrance, and an enclosed rear garden with attractive stone wall boundaries. Internally, the home is equipped with gas central heating, double glazing, and a highly energy-efficient heat recovery ventilation system in line with modern building standards.

- 
- Spacious 4-bedroom end-of-terrace property
  - Over 1,000 sq ft across three well-designed floors
  - Downstairs WC, first-floor family bathroom, and top-floor shower room
  - Energy efficient with gas central heating, double glazing & heat recovery ventilation system
  - Off-street parking & gated side access to garden
  - Modern open-plan kitchen/diner & lounge with French doors to garden
  - Top floor suite ideal for teens, guests, or working from home
  - Walking distance to Blaise Castle Estate & Kings Weston House

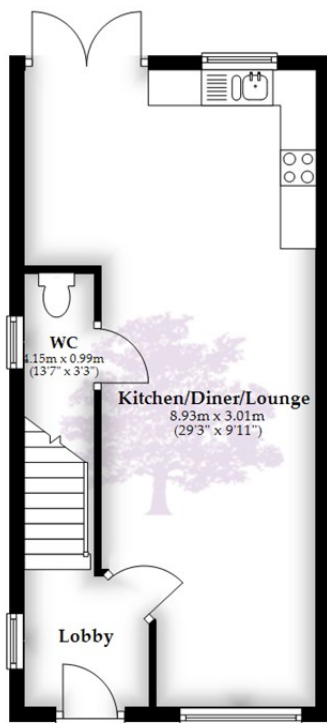


£379,950

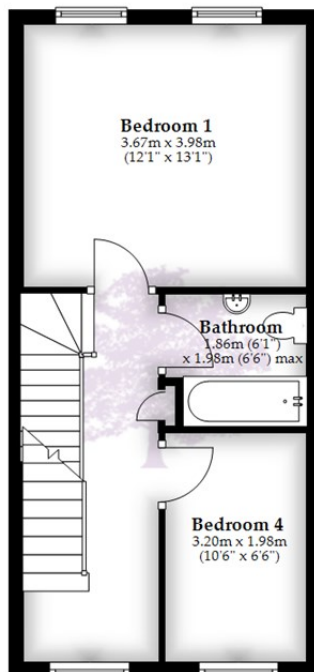




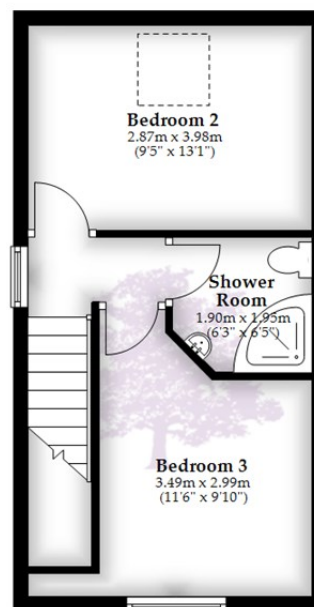
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 104.0 sq. metres (1119.8 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](mailto:henleaze@goodmanlilley.co.uk)

**PORTISHEAD** - 01275 430440  
[sales@goodmanlilley.co.uk](mailto:sales@goodmanlilley.co.uk)

**SHIREHAMPTON** - 0117 2130333  
[shire@goodmanlilley.co.uk](mailto: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.