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 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.

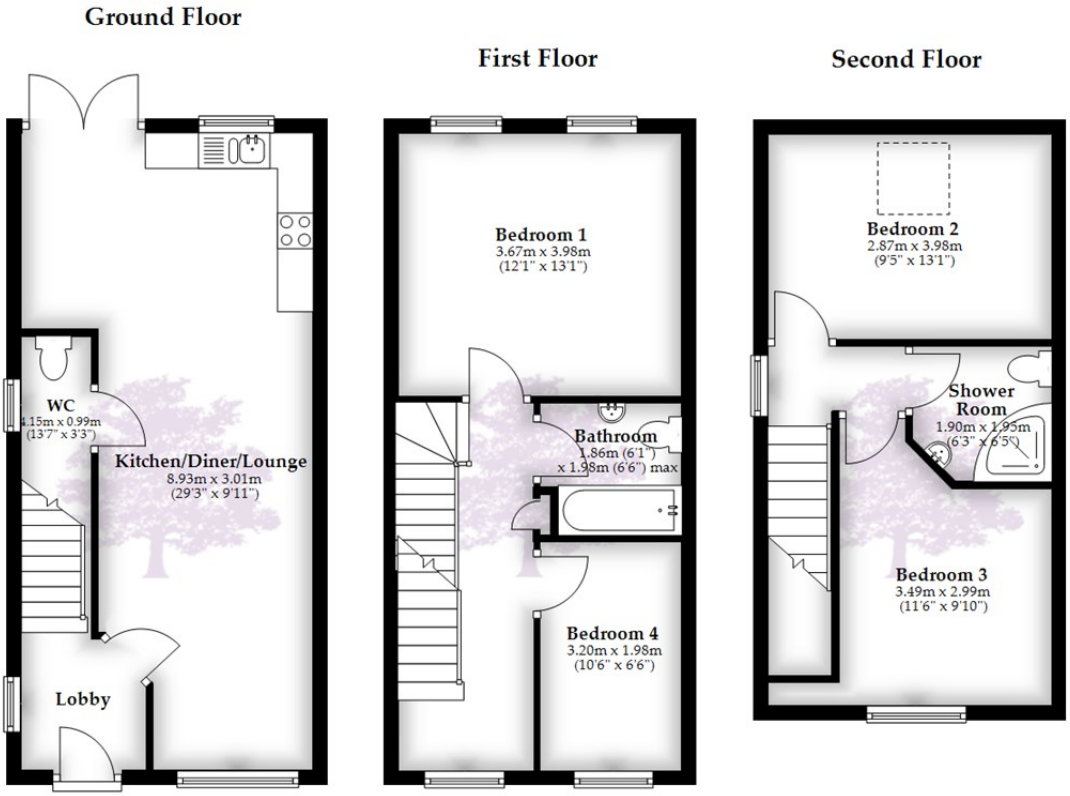
Upstairs, the first floor offers a spacious master bedroom with dual-aspect windows and garden views, a modern family bathroom, and a fourth bedroom ideal for a nursery, guest room, or home office. The top floor includes two further double bedrooms and a stylish shower room, offering ideal separation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

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.

- 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

Guide Price £365,000



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

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk rightmove The Property Ombudsman

WWW.GOODMANLILLEY.CO.UK

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