GOODMAN & LILLEY



5 DEERING CLOSE

BRISTOL
BS11 0PT

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PROPERTY DESCRIPTION

Occupying an elevated position within a quiet cul-de-sac, this well-proportioned three-bedroom semi-detached home enjoys far-reaching views towards the Welsh countryside from the front while backing directly onto the beautiful woodland of the Kings Weston Estate, offering a fantastic balance of convenience and green open space.

The property is ideal for first-time buyers, young families or anyone looking for a home in a peaceful setting with excellent outdoor space and easy access to Bristol.

The accommodation begins with an entrance porch leading into a welcoming hallway. To the rear, the spacious living room overlooks the garden, creating a bright and relaxing space to unwind. The impressive kitchen/dining room extends the full depth of the property, providing plenty of room for everyday family life as well as entertaining. French doors open directly onto the rear garden, allowing the inside and outside spaces to flow seamlessly together.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. Two of the bedrooms enjoy attractive woodland views, while the front-facing bedroom benefits from elevated views stretching across the Severn Estuary towards Wales. Useful built-in storage can be found within the bedrooms, along with an airing cupboard on the landing.

Externally, the property offers generous front and rear gardens, both predominantly laid to lawn. The rear garden provides an excellent space for children to play, outdoor dining or future landscaping, while the front benefits from off-road driveway parking.

Situated in the ever-popular Lawrence Weston area, Deering Close is perfectly positioned for everyday convenience. Local shops, schools, healthcare facilities and regular public transport are all within easy reach, while nearby Kings Weston Estate, Blaise Castle Estate and the surrounding woodland provide miles of scenic walking and cycling routes right on your doorstep. Excellent road connections via the A4, A403 and M5 make commuting into Bristol City Centre, Cribbs Causeway and beyond straightforward.

Offering generous living accommodation, a superb garden, driveway parking and an enviable position backing onto woodland, this is a fantastic opportunity to purchase a home in one of the area's most desirable locations.

Construction: Laing Easi Construction
Tenure: Freehold
Council Tax Band: B











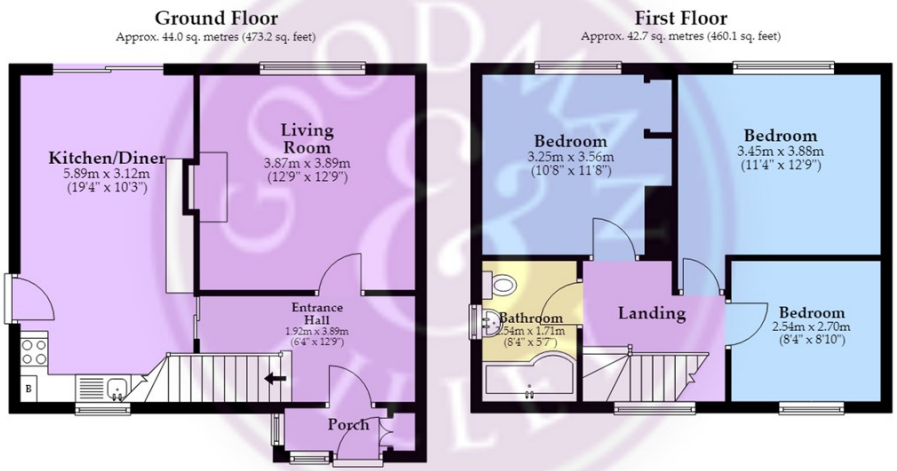












Total area: approx. 86.7 sq. metres (933.3 sq. feet)

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.

3 BEDROOMS
TENURE - FREEHOLD

1 RECEPTION ROOMS
IN ALL SQ FT

1 BATHROOMS
COUNCIL TAX BAND - B

- Elevated position with far-reaching views towards Wales
- Backing directly onto Kings Weston Estate woodland
- Large dual-aspect kitchen/dining room with French doors
- Generous front and rear gardens
- Walking distance to Kings Weston Estate and Blaise Castle Estate
- Quiet cul-de-sac location
- Spacious three-bedroom semi-detached home
- Bright rear living room overlooking the garden
- Driveway providing off-road parking
- Ideal first-time purchase or family home

Goodman & Lilley

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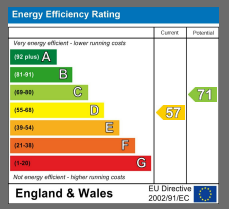
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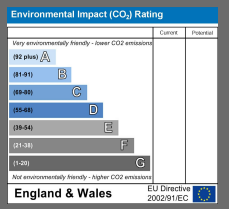
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Opening hours vary slightly in each office
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Saturday 9.00am–4.00pm