



8 WESTON COURT,
KINGSWESTON, BS11 0JE

**GOODMAN
& LILLEY**



THIS IMPRESSIVE PROPERTY IS SET OVER A GENEROUS THREE STORY FOOTPRINT OF 1054 SQ.FT. WITH LARGE OPEN LIVING SPACE ENCOMPASSING THE GROUND FLOOR WITH A GENEROUS KITCHEN/DINER TO THE REAR. THE KITCHEN IS ALSO MODERN FITTED WITH INTEGRATED APPLIANCES AND FRENCH DOORS WHICH PROVIDE ACCESS TO A WESTERLY FACING REAR GARDEN COMPLETE WITH PATIO AREA AND LAWNED GARDEN.

Property Description

Beautifully arranged over three spacious floors, this exceptional four-bedroom contemporary home offers stylish, energy-efficient living in a highly desirable residential setting close to Blaise Castle Estate and excellent commuter links.

Designed with modern family life in mind, the property boasts over 1,054 sq ft of versatile accommodation, beginning with a bright and welcoming open-plan ground floor. To the rear, a superb contemporary kitchen/dining space features integrated appliances, ample storage and French doors opening directly onto a private west-facing garden - perfect for entertaining, outdoor dining and enjoying afternoon sunshine.

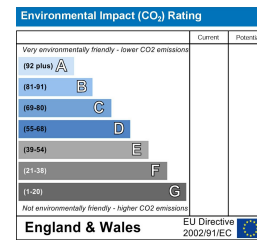
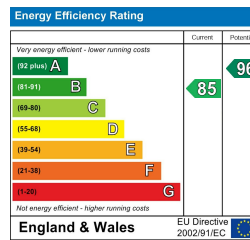
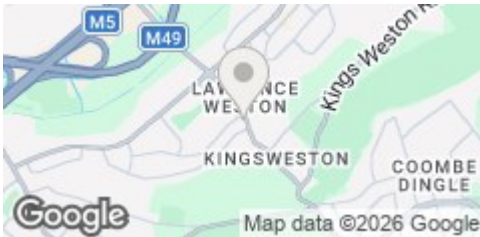
The upper floors provide four well-proportioned bedrooms, ideal for growing families, home working or guest accommodation. A stylish Jack & Jill family bathroom serves the first floor, while the top floor benefits from an additional modern shower room, creating flexible living arrangements for busy households.

Further benefits include allocated off-street parking, gas central heating, double glazing, excellent energy efficiency credentials and a modern heat recovery ventilation system, helping to keep running costs low all year round.

Perfectly positioned for access to the extensive green open spaces of

Blaise Castle Estate and nearby Shirehampton Golf Club, the property also enjoys convenient access to Westbury-on-Trym, Cribbs Causeway, motorway links, local rail connections and well-regarded schooling options.

A superb modern family home offering generous space, stylish interiors and a fantastic location



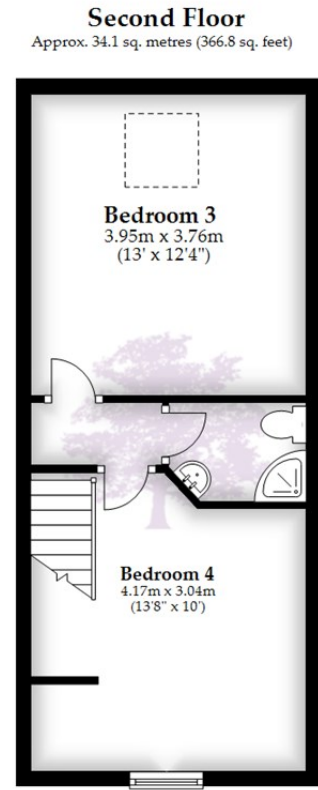
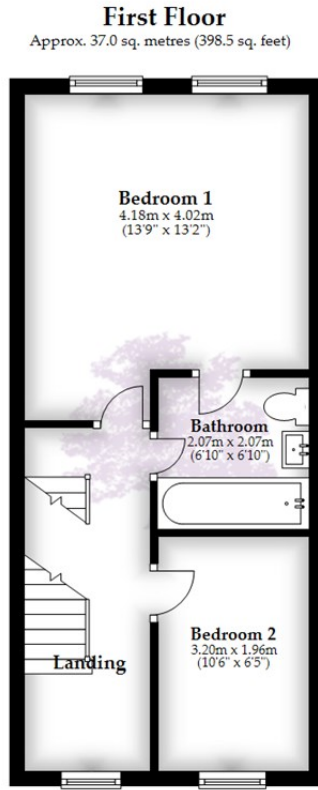
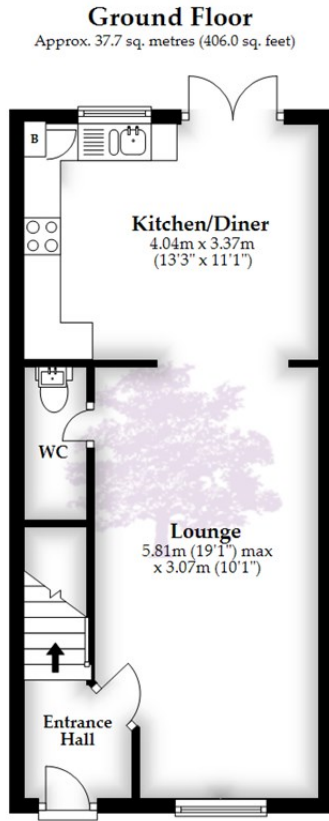
- Spacious four-bedroom modern townhouse
- Over 1,054 sq ft of accommodation (taken from EPC)
- Allocated off-street parking space
- Close to Blaise Castle Estate & woodland walks
- Ideal for families, professionals & commuters

- Arranged over three generous floors
- Bright and versatile open-plan living space
- Energy-efficient heat recovery system
- Kings Weston Estate Nearby
- Excellent transport and motorway access



£355,000





Total area: approx. 108.8 sq. metres (1171.3 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.

Plan produced using PlanUp.

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