



5 KINGS WESTON COURT KINGS WESTON LANE,
KINGSWESTON, BS11 0JE

GOODMAN
& LILLEY



A SUPERB MODERN THREE DOUBLE BEDROOM END TERRACED TOWNHOUSE SITUATED IN THE EXCLUSIVE WESTON COURT DEVELOPMENT. A SUPERB COLLECTION OF MODERN ECO TOWNHOUSES RECENTLY CONSTRUCTED TO A HIGH SPECIATION, YARDS FROM THE HISTORIC BLAISE ESTATE AND KINGSWESTON HOUSE.

The internal accommodation of the property is set over a generous three storey footprint of over1000 sq ft, with large open living space encompassing the ground floor with a generous kitchen/diner to the rear. The kitchen is modern fitted and offers a range of matching wall & base units, laminated work surfaces, plumbing for additional appliances, electric oven, gas hob, integrated dishwasher and French doors which provide access to a westerly facing rear garden complete with patio area and raised artificial lawned garden.

The upper floors of the property consist of two double bedrooms and family bathroom WC to the first floor, with the impressive master suite occupying the whole of the top floor and benefits from a leafy dual aspect and its own en-suite shower room with low level W.C, wash basin and shower cubicle with electric shower.

Prospective buyers should note the property has gas central heating, double glazing and is highly energy efficient due to modern building regulations and the unique heat recovery system which has been installed.

Location - The surrounding woodlands and green open spaces of the Blaise Castle Estate give way to the rolling greens of Shirehampton golf course. From dog walking, horse riding, childrens' playgrounds and golf, the area provides leisure opportunities for all ages on the doorstep. A short drive away the village of Westbury on Trym provides plentiful shopping as do Shirehampton and Sea Mills. The Mall and Cribbs Causeway is a mere 10 minutes away by car, offering everything from health and beauty to high fashion and Cinema Vue and lots of parking. Nearby the popular Red Bus Nursery, offers childcare opportunities for busy working parents whilst for older offspring, Bristol provides a choice of schooling in both the private and LA sectors. The motorway network is but a short drive away, accessing M4 and M5 motorways, whilst Bristol is close enough to enjoy and far enough away to escape to the peace and tranquility of your home.

Tenure - Freehold.

Entrance Hall

Via UPVC double glazed front door, tiled floor, radiator, stairs to first floor landing, door to -

Open Plan Living/Dining Room/Kitchen

Dual aspect space with double glazed windows to front and rear, double glazed door to rear garden, range of modern white units with worktops incorporating stainless steel sink and drainer, built in electric oven, four ring gas hob, extractor fan, dishwasher and boxed gas boiler.

Cloakroom WC

White low level WC, some storage space.

First Floor

Bedroom 2

Two double glazed windows to rear, laminate wood effect flooring.

Bedroom 3

Double glazed window to front, laminate wood effect flooring.

Second Floor

Master Bedroom

Dual aspect room with Velux windows to front and rear, loft hatch, radiator, door to -

En-Suite Shower Room WC

Part limited head room, white three piece suite, splash back wall tiling.

Outside

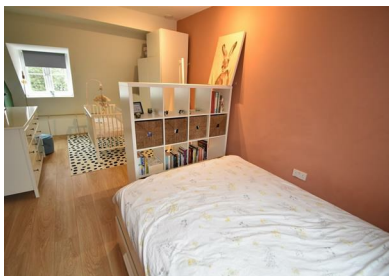
Allocated parking space directly in front of the property, two tiered rear garden with patio outside the kitchen ideal for al fresco entertaining and steps up to an area of artificial lawn.

- Modern End Terraced Townhouse
- Close To Kingsweston House & Estate
- Top Floor Master Suite With En-Suite
- Downstairs Cloakroom WC
- Enclosed Easy Maintenance Rear Garden

- Popular Modern Development
- Two Double Bedrooms & Family Bathroom To First Floor
- Open Plan Living/Dining Room/Fitted Kitchen
- Allocated Parking Space In Front Of The House
- Gas C/htg & Double Glazing



GUIDE PRICE £299,950



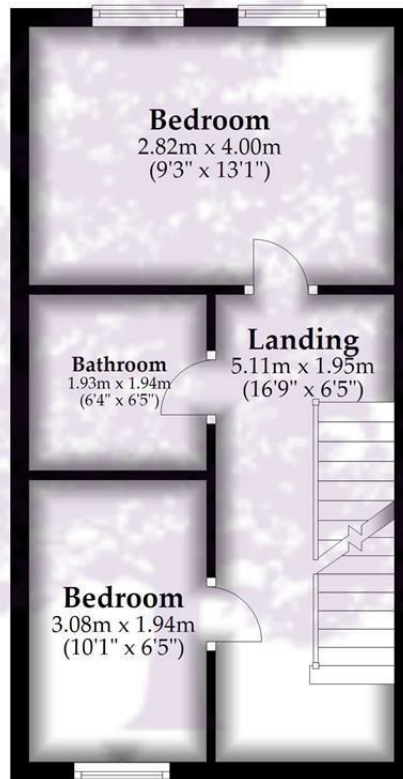
Ground Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



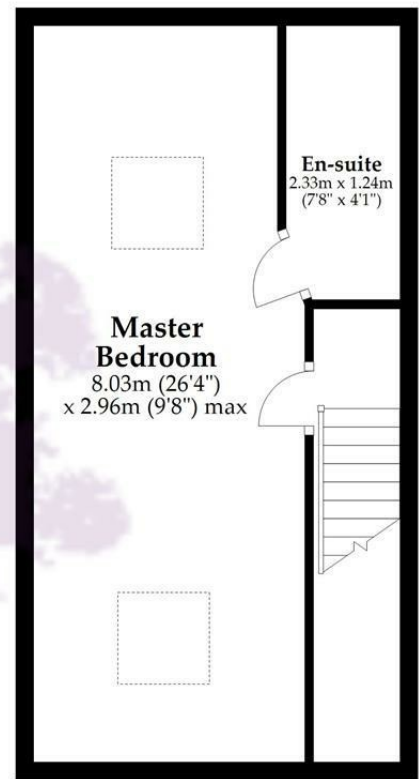
First Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



Second Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



Total area: approx. 96.2 sq. metres (1035.7 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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