



20 MOOR GROVE,
LAWRENCE WESTON, BS11 0LR

**GOODMAN
& LILLEY**



A BEAUTIFUL SEMI DETACHED 1950'S FAMILY HOME IN AN EXTREMELY POPULAR LOCATION IN LAWRENCE WESTON, MOOR GROVE IS A VERY GREEN AND LEAFY STREET WHICH TAKES ITS NAME FROM THE MOOR/MARSH IN LAWRENCE WESTON, THE ROAD IS RECORDED AS WOODLAND IN 16TH-CENTURY DOCUMENTS, THE HOUSE IS STILL BORDERED BY THE WOODLAND TODAY.

Hallway

Entrance via uPVC woodgrain effect door into hallway, radiator, stairs rising to first floor.

Lounge

uPVC double glazed window to front aspect, radiator, laminate flooring, double glass doors into dining room.

Dining Room

uPVC double glazed window to rear aspect, radiator, door into kitchen

Kitchen

uPVC double glazed door to rear aspect, door to side. Fitted with a range of wall and base units with roll top work surfaces. Two carousels, built in spice rack, Stainless steel one and a half bowl sink with tap with 4 different settings and extendable hose, space for cooking range.

WC

Window to side aspect, low level wc, sink,

Utility Room

Two uPVC double glazed doors to front and rear aspect. Two skylight windows, Plumbing for washing machine and dishwasher.

Landing

uPVC double glazed window to side aspect, access into loft space.

Bedroom One

uPVC double glazed window to front aspect, radiator, cupboard.

Bedroom Two

uPVC double glazed window to rear aspect, radiator.

Bedroom Three

uPVC double glazed window to front aspect, radiator.

Bathroom

uPVC double glazed window to rear aspect, panel bath with "Mira" shower over, pedestal sink in vanity unit, low level wc, heated chrome towel rail.

Gardens

There are gardens to the front and rear. The rear garden which is south facing is very pretty with mature plants and shrubs, a good size decking area, patio and a lawned area. The front is enclosed by hedging with pretty plants and shrubs.

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- Semi-Detached Home
 - Two Reception Rooms
 - Gas Heating System and Newly fitted windows
 - Great Motorway Links
 - Newly Fitted Kitchen
 - Utility Room and Downstairs WC
 - Large Gardens which backs onto fields.
 - Close to Good schools

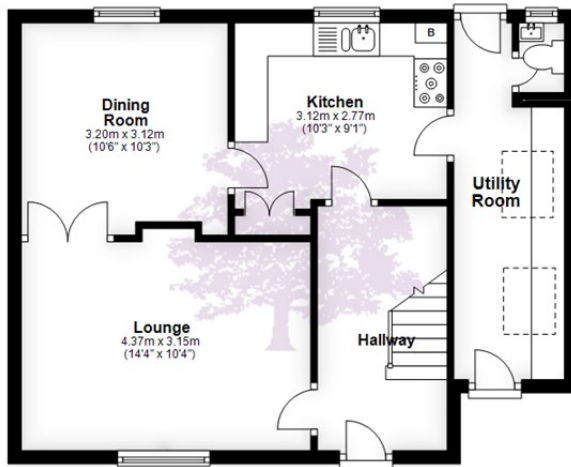


£325,000



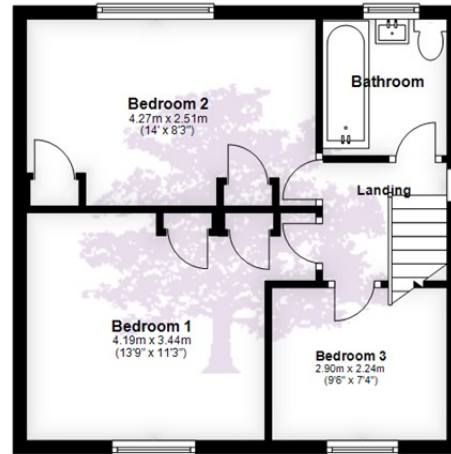
Ground Floor

Approx. 51.1 sq. metres (549.5 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 89.6 sq. metres (964.5 sq. feet)

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