



13 LODWAY CLOSE,  
PILL, BS20 0DE

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GOODMAN  
& LILLEY



A SPACIOUS THREE BEDROOM SEMI DETACHED HOME SET IN A QUIET LOCATION WITH A PRIVATE, SUNNY REAR GARDEN. BOASTING A LARGE KITCHEN/DINER THIS PROPERTY FURTHER OFFERS THREE SPACIOUS BEDROOMS AND A BRIGHT AND AIRY LOUNGE.

This delightful house boasts a spacious layout with two reception rooms, three bedrooms, and a well-maintained bathroom.

As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The large kitchen/diner is a focal point of the home, offering ample space for cooking up delicious meals and enjoying them with loved ones.

One of the standout features of this property is the sunny level rear garden, ideal for those who enjoy spending time outdoors or gardening. Imagine sipping your morning coffee or hosting a summer barbecue in this lovely outdoor space.

In addition to the inviting interior and charming garden, this property also comes with a single garage and off-road parking, providing convenience and security for your vehicles.

### Accommodation comprising:

#### Entrance

Doors to living room and kitchen/diner and stairs rising to first floor.

#### Lounge

Spacious living room with window to the rear aspect overlooking the garden

#### Kitchen/diner

The hub of the home! a large kitchen fitted with a range of matching wall and base units with work surface over, freestanding

range style oven with gas hob over, inset stainless steel sink and drainer. Space for freestanding American style fridge freezer, dishwasher, washing machine and tumble dryer. A single glazed door and two windows to the side aspect with access to the parking area, glazed double doors onto the garden and under stairs storage.

#### Landing

Window to front aspect, doors to all bedrooms and the bathroom, hatch providing access to the loft.

#### Bedroom One

Large double bedroom with window to the rear aspect overlooking the garden and built in wardrobes with sliding mirror fronted doors.

#### Bedroom two

Double bedroom with window to the rear aspect overlooking the garden and built in wardrobes with mirror fronted sliding doors.

#### Bedroom Three

Spacious bedroom with a window to the front aspect.

#### Bathroom

Modern three piece suite comprising: low level WC, pedestal sink and p shaped bath with shower over and glass screen. Windows to both the front and side.

#### Garage and parking

A shared driveway provides access to the single garage with up and over door. Off road parking has been created to the front with space for at least two.

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- Three large bedrooms
  - Plenty of off road parking
  - Single garage
  - Well presented throughout
  - kitchen diner with access to the garden
  - Sunny, level rear garden
  - Great transport links into central Bristol

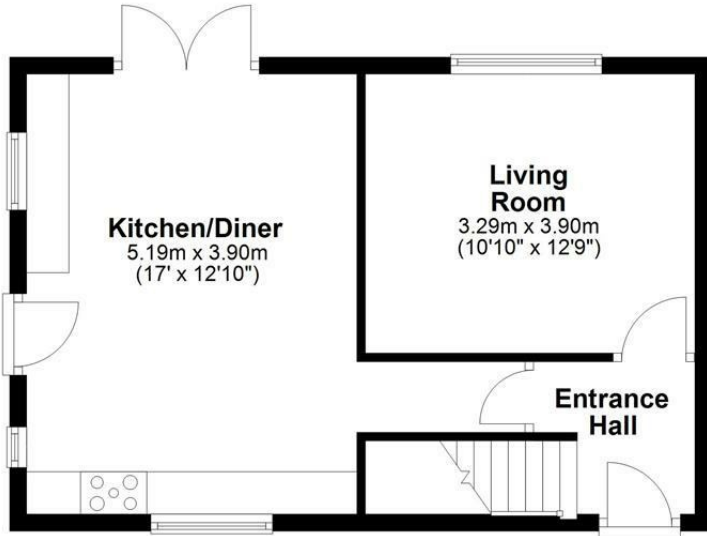


GUIDE PRICE £350,000



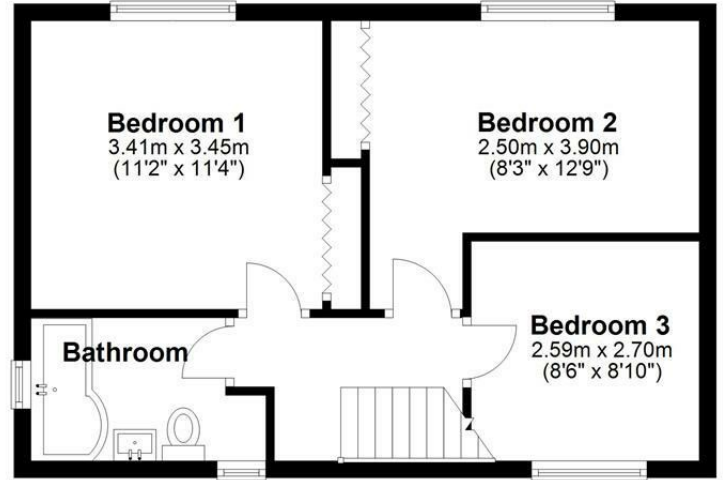
## Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 82.1 sq. metres (883.3 sq. feet)

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