



**Connells**

Lavers Close  
Bristol



## Property Description

Situated within a sought-after cul-de-sac in Kingswood, this spacious three-bedroom semi-detached home offers versatile accommodation, making it an excellent choice for families, first-time buyers or those looking to upsize. The ground floor comprises a welcoming entrance porch leading into a generous lounge, a separate dining area, fitted kitchen and an additional family room, providing flexible living space for modern family life. Further benefits include an integral garage,

offering excellent storage or potential for future conversion, subject to the necessary permissions. To the first floor are three well-proportioned double bedrooms, a family bathroom and an En-Suite, providing practical accommodation for growing families. Externally, the property benefits from a private driveway providing off-road parking, together with front and rear gardens offering plenty of outdoor space to enjoy. Lavers Close is conveniently positioned within easy reach of Kingswood High Street, offering a wide range of shops, supermarkets, cafés and restaurants. Families will appreciate the nearby schools and green spaces, while excellent public transport links and easy access to the A4174 Ring Road provide convenient commuting into Bristol city centre and the surrounding areas.

## Porch

UPVC double glazed window to the side, tiled flooring, door off to the lounge.

## Lounge

12' 11" x 12' 8" ( 3.94m x 3.86m )

UPVC double glazed glass window to the front aspect, radiator cabinet comprising the central heating radiator, laminate flooring, a door leading stairs rising to the first floor.

## Dining Area

10' 11" x 9' 11" ( 3.33m x 3.02m )

Laminate flooring, central heating radiator in a radiator cabinet, door off to the kitchen, open access to the family room.

## Family Room

11' 8" x 8' 2" ( 3.56m x 2.49m )

Central heating radiator, UPVC double glazed window to the rear aspect, UPVC double glazed glass sliding door with windows on either sides leading out to the rear garden.

## Kitchen

11' 11" x 10' 6" ( 3.63m x 3.20m )

UPVC double glazed glass window to the rear aspect, a range of base units and drawers with rolled edge worktops over and with matching wall units, gas hob with splashback and extractor hood above, integrated oven and grill, space for washing machine and dishwasher, a single and half bowl stainless sink and drainer with a mixer taps, central heating radiator, tiled flooring, a door giving access to the garage.

## Landing

UPVC double glazed glass window, central

heating radiator, a hatch giving access to the loft storage space, doors off to the principal rooms.

### Bedroom One

11' 5" x 10' 4" ( 3.48m x 3.15m )

UPVC double glazed glass window to the rear aspect, central heating radiator covered in a cabinet, storage cupboard, carpet flooring.

### En-Suite

UPVC double glazed obscured glass window, hand wash basin, low level flush WC, a cubical shower with main showers above, fully tiled around, electric wall heater.

### Bedroom Two

12' x 10' 4" ( 3.66m x 3.15m )

UPVC double glazed glass window to the front aspect, central heating radiator, laminate flooring.

### Bedroom Three

11' 9" x 9' 7" ( 3.58m x 2.92m )

UPVC double glazed glass window to the front aspect, central heating radiator, carpet flooring.

### Bathroom

7' 7" x 5' 11" ( 2.31m x 1.80m )

UPVC double glazed obscured glass window, hand wash basin, low level flush WC, a panelled bath tub with mixer taps, shower screen and main showers above, chrome heated towel radiator, extractor fan, fully tiled around.

### Outside

#### To The Front

It is fully paved and driveway parking for several cars, side access to the rear side of property,

#### To The Rear

It is partly paved, three steps leading down to the lawn area, enclosed with fencing.

### Garage

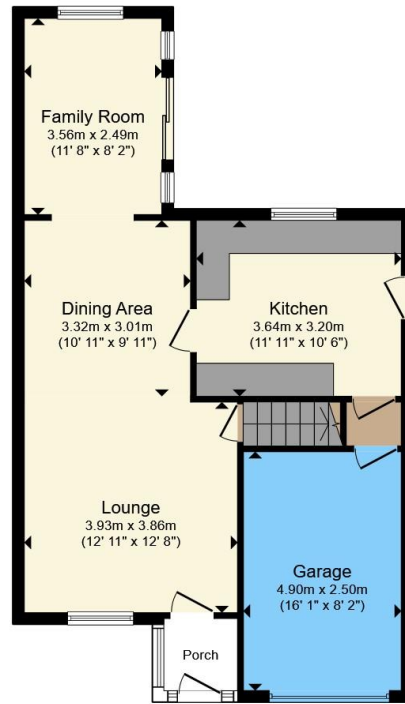
16' 1" x 8' 2" ( 4.90m x 2.49m )

The property has a garage positioned at the front of the house, providing direct access from the front driveway.

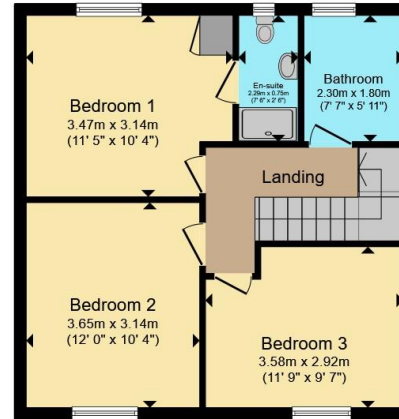








**Ground Floor**



**First Floor**

Total floor area 110.1 m<sup>2</sup> (1,185 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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