

9 Alderdown Close, Lawrence Weston, Bristol, BS11 0NZ

GUIDE PRICE £275,000

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PROPERTY OVERVIEW

Occupying a pleasant cul-de-sac position in Lawrence Weston, this well-presented two-bedroom home offers an appealing combination of comfortable accommodation, an extended kitchen and dining area, and an enclosed rear garden.

The property has been thoughtfully extended at the rear, creating a particularly useful additional dining space that makes the ground floor more versatile than the original layout. With a modern fitted kitchen, separate sitting room and two well-proportioned bedrooms, it represents an attractive opportunity for first-time buyers, those looking to downsize or investors seeking a conveniently positioned home.

The entrance opens into a comfortable sitting room measuring approximately 14'2" x 11'10" at its maximum points. This welcoming reception space provides ample room for everyday seating and incorporates the staircase rising to the first floor. Beyond the sitting room is the kitchen, measuring approximately 11'10" x 7'10", fitted with a contemporary range of units, work surfaces and space for appliances.

The kitchen leads into the extended dining room, measuring approximately 9'1" x 8'10" at its maximum points. This is a particularly appealing addition to the property, with a skylight introducing natural light from above and French doors opening directly onto the rear garden. The arrangement creates a practical connection between the kitchen, dining accommodation and outside space, making it equally suitable for everyday meals and entertaining.

The first floor provides two bedrooms and a modern family bathroom. The principal bedroom measures approximately 11'10" x 7'10" at its maximum points, providing comfortable accommodation with space for bedroom furniture. The second bedroom measures approximately 10'1" x 8'3" at its maximum points and offers flexibility for a child's bedroom, guest accommodation or home office. The bathroom is fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC. Additional storage cupboards are positioned off the first-floor landing.

Outside
To the front, the property benefits from a low-maintenance garden with decorative stone chippings and a pathway leading to the entrance.
The enclosed rear garden provides a useful combination of paved patio, decking and decorative stone chippings, offering several areas for seating, entertaining or simply enjoying the outside space.

Arranged over different levels and enclosed by boundary fencing, the garden is designed for relatively straightforward maintenance while still providing practical outside accommodation.

Location
Alderdown Close occupies a quiet residential cul-de-sac position within Lawrence Weston, a well-established neighbourhood in North West Bristol offering a convenient balance of local amenities, green spaces and transport connections.

One of the area's greatest attractions is its proximity to the extensive parkland surrounding Kings Weston and Blaise Castle Estates. These historic landscapes provide wonderful opportunities for walking, outdoor recreation and enjoying some of Bristol's most attractive open spaces.

Everyday amenities are readily accessible, with local shops, supermarkets and services available around Lawrence Weston and nearby Shirehampton. The area is also served by a choice of primary and secondary schools.

For commuters, Lawrence Weston benefits from convenient access to the M5 motorway and the Portway, providing connections towards Bristol city centre, Avonmouth and the wider motorway network. Rail services are available from nearby Shirehampton and Sea Mills stations on the Severn Beach Line, offering connections towards central Bristol and Bristol Temple Meads.

KEY DETAILS

- Well-Presented Two-Bedroom Home
- Quiet Cul-de-Sac Position
- Two Well-Proportioned Bedrooms
- Extended Dining Room With Skylight & French Doors
- Enclosed Rear Garden With Patio & Decking Areas
- Double Glazing & Gas Central Heating
- Parking

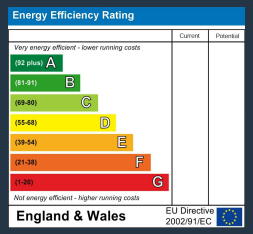
Guide Price: £275,000

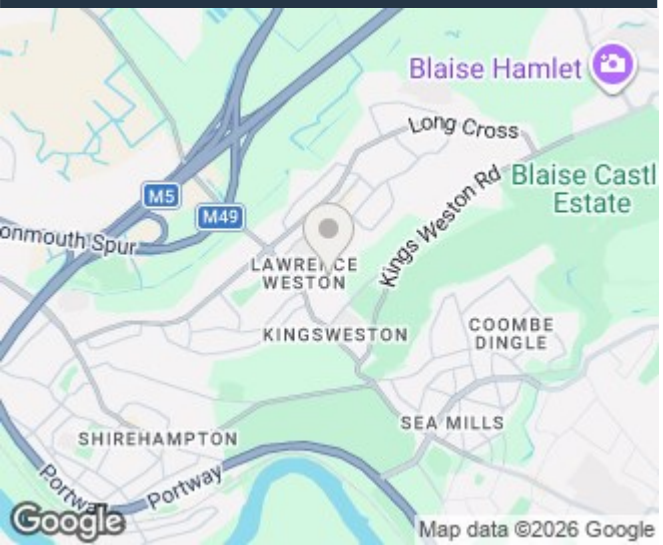
Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

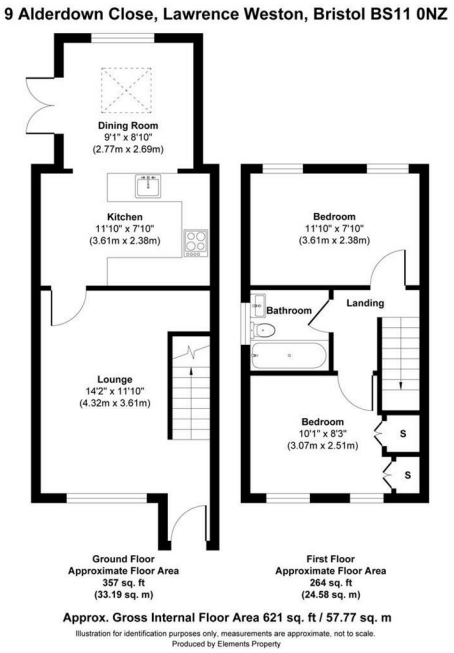
Vendors Onward Position:
Onward Purchase





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