GOODMAN & LILLEY

7 KNOVILL CLOSE

BRISTOL
BS11 0SA

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PROPERTY DESCRIPTION

Beautifully presented throughout and benefiting from a number of thoughtful upgrades, this superb three-bedroom semi-detached Persimmon home offers stylish, modern living with the added advantages of an en suite principal bedroom, generous downstairs cloakroom, EV charging point, remaining NHBC warranty and a fantastic enclosed rear garden.

Situated within the sought-after Knovil Close development in Lawrence Weston, the property enjoys a quiet residential setting while remaining conveniently placed for local amenities, highly regarded schools and excellent transport links.

From the moment you step inside, the quality of finish is immediately apparent. The welcoming entrance hall features attractive luxury vinyl tile (LVT) flooring, which continues throughout much of the ground floor, creating a contemporary feel while offering durability for busy family life. A spacious downstairs cloakroom/WC is conveniently positioned off the hallway, an invaluable feature for both families and visiting guests.

The generous lounge provides a comfortable place to unwind, while to the rear of the home the impressive kitchen/dining room forms the true heart of the property. Fitted with a modern range of units and integrated appliances, there is ample space for both cooking and dining, with French doors opening directly onto the rear garden, allowing natural light to flood the room and creating an ideal space for entertaining.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom complete with its own contemporary en suite shower room. A further double bedroom, generous single bedroom and stylish family bathroom provide flexible accommodation suited to growing families, professionals working from home or those simply looking for additional space.

Outside, the enclosed rear garden has been designed to make the most of the available space and offers an excellent area for children to play, summer entertaining or simply relaxing outdoors. The plot enjoys a pleasant sense of space and provides a slightly more generous garden than many comparable homes within the development. To the front, the property benefits from off-road parking together with the added convenience of an EV charging point, making the home well prepared for modern motoring.

As a recently constructed Persimmon home, the property also benefits from the reassurance of the remaining 7 year NHBC warranty, offering valuable peace of mind for its next owners.

Lawrence Weston continues to grow in popularity thanks to its excellent connectivity and ongoing investment in the local area. Families are well served by nearby schools including Oasis Academy Bank Leaze Primary, Our Lady of the Rosary Catholic Primary School, Oasis Academy Long Cross and St Bede's Catholic College. There are also a variety of local shops, parks and everyday amenities within easy reach.

For commuters, the location is exceptionally convenient. The nearby Portway provides direct access into Bristol City Centre, while Junction 18 of the M5 is only a short drive away, making travel towards Cribbs Causeway, Avonmouth, the wider motorway network and South Wales effortless. Shirehampton and Sea Mills railway stations are also close by, offering regular services into Bristol Temple Meads, and frequent bus routes serve the surrounding areas.

Offering stylish accommodation, quality upgrades, excellent energy efficiency and a practical layout designed for modern living, this outstanding home is ready for its next owners to move straight in and enjoy from day one.

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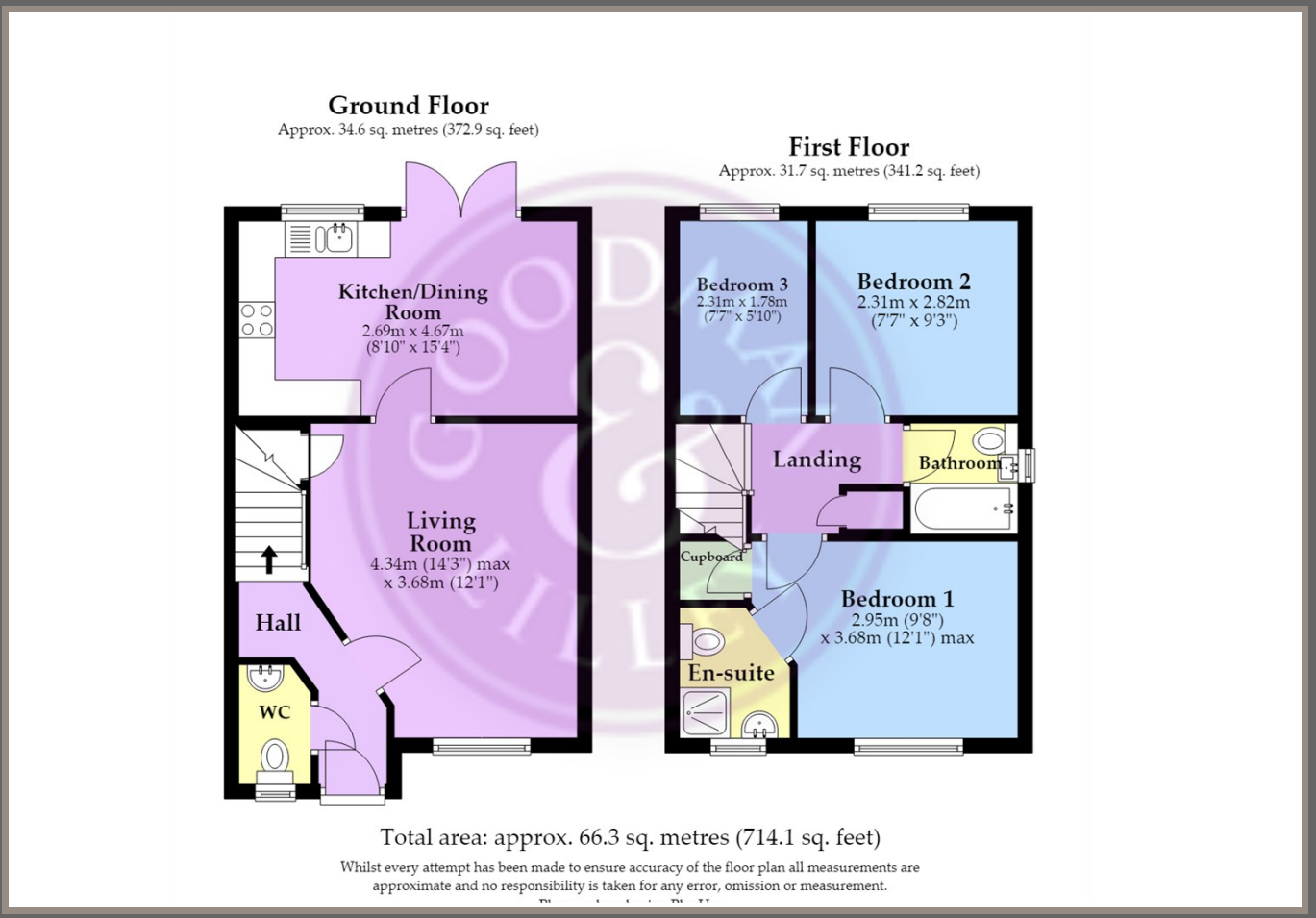

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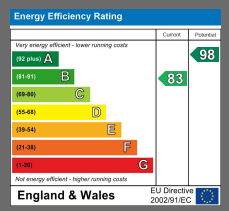

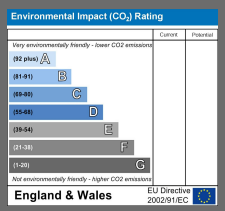

Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm

3 BEDROOMS
TENURE - FREEHOLD

1 RECEPTION ROOMS
IN ALL SQ FT

2 BATHROOMS
COUNCIL TAX BAND - B

- Beautifully presented three-bedroom semi-detached Persimmon home
- Spacious kitchen/dining room with French doors to the garden
- Generous downstairs cloakroom/WC
- Off-road parking with EV charging point
- Energy-efficient modern home with low maintenance living
- Remaining NHBC warranty for added peace of mind
- Principal bedroom with modern en suite shower room
- Luxury Vinyl Tile (LVT) flooring throughout much of the ground floor
- Well placed for local schools, parks and everyday amenities
- Excellent transport links to Bristol City Centre, Cribbs Causeway and the M5 motorway